

PB# 96-10

**ROCK TAVERN GREEN
(PHASE 2 & 3)**

51-3-18.1

96 - 10 Rock Tavern Greens - Phase II - III
Rt. 207 (Yanosh)

Approved 3/11/98

Wilson Jones • Carbonless • S1642 4WCL Duplicate • S1644 4WCL Triplicate

MADE IN U.S.A.
© Wilson Jones, 1989

555 Union Avenue
New Windsor, N.Y. 12553

RECEIPT NUMBER 96-10

DATE March 21, 1996

RECEIVED FROM Barleo Homes, Inc.

Address Rt. 32 - Central Valley, N.Y. 10917

One Thousand Two Hundred Seventy-five DOLLARS \$1,275.00

FOR 13 lot Subdivision Escrow 4 lots @ 150.00 ea.

9 lots @ 75.00 ea.

ACCOUNT		HOW PAID	
BEGINNING BALANCE	1275 00	CASH	
AMOUNT PAID	1275 00	CHECK	# 3542
BALANCE DUE	- 0 -	MONEY ORDER	

BY Mura Mason Sec. to the P.B.

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

15786

March 22 1996

Received of Barleo Homes Inc. \$ 100.00

One Hundred 00/100 DOLLARS

For Planning Board Application Fee # 96-10

DISTRIBUTION

FUND	CODE	AMOUNT
Cr # 3541		100.00

By Dorothy H Hansen

Town Clerk

Title

© WILL

Wilson Jones • Carbonless • S1642 4WCL Duplicate • S1644 4WCL Triplicate

555 Union Avenue
New Windsor, N.Y. 12553

RECEIPT NUMBER 96-10

DATE 4-15-97

RECEIVED FROM Barleo Homes, Inc.

Address Rt. 32 - Central Valley, N.Y. 10917

Six Thousand 00/100 DOLLARS \$6,000.00

FOR 12 lots Recreation fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	6000 00	CASH	
AMOUNT PAID	6000 00	CHECK	# 4431
BALANCE DUE	- 0 -	MONEY ORDER	

BY Mura Mason, Secretary

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12553

General Receipt

10773

April 15 1997

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

15786

Received of Barles Homes Inc.\$ 100.00One Hundred 00/100 DOLLARSFor Planning Board Application Fee # 96-10

DISTRIBUTION

FUND	CODE	AMOUNT
CR # 3541		100.00

By Dorothy H HansenTown Clerk

Title

F WILL

Wilson Jones - Carbonless - 51645 107 CL Duplicate - 51644 107 CL Triplicate
555 Union Avenue
New Windsor, NY 12550
P.B. # 96-10

DATE 4-15-97**RECEIPT** NUMBER 96-10RECEIVED FROM Barles Homes, Inc.Address Rt. 32 - Central Valley, N.Y. 10917Six Thousand 00/100 DOLLARS \$ 6,000.00FOR 12 lots Recreation fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	6000 00	CASH	
AMOUNT PAID	6000 00	CHECK	# 4431
BALANCE DUE	- 0 -	MONEY ORDER	

BY P. Zappalo
Mura Mason, Secretary

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12553

General Receipt

15787

Received from Barles Homes Inc.\$ 560.00Five Hundred sixty 00/100 DOLLARSFor P.B. # 96-10

DISTRIBUTION:

FUND	CODE	AMOUNT
CR # 4430		560.00

By Dorothy H HansenTown Clerk

TITLE

WILLIAMSON LAW BOOK CO. VICTOR, NY 14554

Wilson Jones - Carbonless - 51645 107 CL Duplicate - 51644 107 CL Triplicate
555 Union Avenue
New Windsor, NY 12550
P.B. # 96-10

DATE April 15, 1997**RECEIPT** NUMBER 96-10RECEIVED FROM Barles Homes, Inc.Address Rt. 32 - Central Valley, N.Y. 10917Nine Thousand Seven Hundred 00/100 DOLLARS \$ 9,700.00FOR 4% of Prof. Bond Amt (\$242,745.00) inspection fee

ACCOUNT		HOW PAID	
BEGINNING BALANCE	9700 00	CASH	
AMOUNT PAID	9700 00	CHECK	# 4432
BALANCE DUE	- 0 -	MONEY ORDER	

BY P. Zappalo
Mura Mason, Secretary

Agricultural
Notes

DATE March 16, 1998 **RECEIPT** 341072RECEIVED FROM Burleo Namco, Inc.Address One Hundred Sixty Seven⁶⁰
FOR P. B. Reapproval fee # 96-10
Lock Haven Green Sub.DOLLARS \$ 165.00

ACCOUNT		HOW PAID		
BEGINNING BALANCE	<u>CR # 165.00</u>	CASH	<u>165.00</u>	
AMOUNT PAID		CHECK		
BALANCE DUE		MONEY ORDER		

BY Dorothy H. Harrison

96-10
Map Number 44-98 City []
Section 51 Block 3 Lot 18.1 Town [x] Village [] New Windsor

Title: Rock Tavern Greens Subdivision
Phase II (1 sheet)

Dated: 3-24-97 (Rev) Filed 3-12-98

Approved by 3-11-98

on EDWARD STENT

Record Owner Leyen, Jacoba

DONNA L. BENSON
Orange County Clerk

\$242,745.00 Bond
amt.

Key Bank

NSL 892271

2/16/00 Called Donna M^cMann & gave
her information on this.

2-1-00

Mark Edsall said to "Not Renew"
the Letter of Credit - Most of the
work is done and can be settled
prior to dedication of the roads.

EW

Told Dottie
Told Patti

DANIEL P. YANOSH

LICENSED LAND SURVEYOR

~~22-22 INDUSTRIAL DRIVE MIDDLETOWN, NY 10940 (914) 361-7470~~

PO BOX 320-ROUTE 302 CIRCLEVILLE, NY 10919 914-361-4700

4-4-97

DATE

MARK EDSALL, ENGR.

TO

SUBJECT

MYRA, PLANNING BOARD SEC.

PLEASE REVIEW THE ENCLOSED PLAN OF ROCK TAVERN GREENS. THE ONLY
CHANGE SINCE SEPT. 6, 1996 HAS BEEN TO ADD THE ROAD CROSS SECTION
DETAIL. IF THIS IS SATISFACTORY PLEASE LET ME KNOW SO THAT I CAN
HAVE THE PRINTS AND MYLARS MADE FOR FINAL SIGNATURES AND FILING.
PLEASE CALL IF YOU HAVE ANY QUESTIONS.

Myra 4/8/97
I have no problem with attached plan.
Myra

SIGNED



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY
and PENNSYLVANIA

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
e-mail: mheny@att.net
- ☐ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**



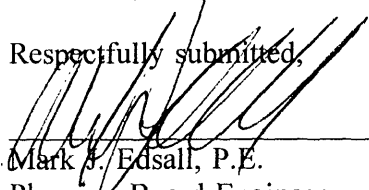
REVIEW NAME: ROCK TAVERN GREEN MAJOR SUBDIVISION (PHASE II)
PROJECT LOCATION: OFF NYS ROUTE 207
SECTION 51-BLOCK 3-LOT 18.1
PROJECT NUMBER: 96-10
DATE: 11 MARCH 1998
DESCRIPTION: THIS APPLICATION REQUESTS RE-APPROVAL OF THE RE-SUBDIVISION OF THE ROCK TAVERN GREEN'S PROPERTY (PHASE II) INTO THIRTEEN (13) SINGLE-FAMILY LOTS.

1. Phase I of the subdivision received final approval on 12 July 1989. A new Applicant appeared before the Board relative to the Phase II and Phase III portions of the original subdivision, indicating their intent to combine Phase II and III into a single Phase II. This Phase II received conditional subdivision approval from the Planning Board on 14 August 1996. The Applicant/Developer then proceeded with the necessary public improvements, and decided not to post the Public Improvement Bond and have the map filed. The conditional subdivision approval expired on 10 February 1997 (with both ninety (90) day extensions granted the approval would have expired on 9 August 1997). Based on the above, the Applicant is seeking a re-approval of the subdivision such that they can complete compliance with the approval conditions and file the subdivision plat.

I see no problem in the Planning Board considering the re-approval, as they have done for other Applicants in the past. I would recommend that the Board support this re-approval with some discussion into the minutes as to the fact that nothing has changed on the proposed subdivision and, as such, there would be no need for a new Public Hearing and the SEQRA determination would remain valid.

2. I would recommend that this subdivision be granted conditional final subdivision approval, based on the identical conditions to those previously included with the previous approval resolution.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer
MJEmk
A:ROCK10.mk

REGULAR ITEMS:

REAPPROVAL OF ROCK TAVERN GREENS SUBDIVISION (96-10)
OFF ROUTE 207

Mr. Ralph Leone appeared before the board for this proposal.

MR. PETRO: Why don't you start off by telling us basically what you're seeking from the board? This is Rock Tavern green, this application is a request for reapproval of the resubdivision of the Rock Tavern Greens property Phase 2, 13 single family lots. Okay. Reapproval, what did it do, run out?

MR. EDSALL: Gentlemen, if I could, Mr. Chairman, maybe I can help out a little bit. What happened was as many times is the case, a developer rather than post a performance bond for the public improvements wants to go ahead and file the inspection fees, pay those and go ahead and build it and once they are at a point where they have built the majority of it or want to bond the balance, they ask then to go ahead and get the plans stamped and file it. Unfortunately, the state law doesn't cooperate a hundred percent because what it does under Section 276 of the state law or the town laws of the State of New York, it only gives a developer 180 days and then two 90 day extensions to meet the conditions of approval. Unfortunately, it's been passed that time, Mr. Leone has been very, very cooperative in the field. He's doing a good job doing it but it took more time than is in the law. So he is looking for reapproval so he can go ahead and Ralph, you have already put the letter of credit in?

MR. LEONE: Yes.

MR. EDSALL: So the letter of credit is in for the balance of the public improvements, so it is procedure.

MR. PETRO: I want to read this one paragraph from the planning board engineer which sums this up pretty well. I see no problems in the planning board reconsidering the reapproval as it has done for other applicants in the past. I would recommend that the board support

this reapproval with some decision into the minutes as to the fact, some discussion, I'm sorry, into the minutes as to the fact that nothing has changed on the proposed subdivision and as such, there would be no need for a new public hearing and the SEQRA determination would remain valid. Do any of the members have any problem with that?

MR. LANDER: I have no problem. What map are we looking at? Do you have a date on yours?

MR. PETRO: Let's see, March 11, 1998.

MR. LANDER: Okay, cause this one here looks like it's been around a while.

MR. PETRO: Is that what you have?

MR. LANDER: Yes, March 11, 1998.

MR. EDSALL: One of the things we should do is make sure that the plan that is eventually stamped is the same as what you approved the first time so we'll check that with Myra.

MR. BABCOCK: Does it need a new stamp, Mark?

MR. EDSALL: It would need a new stamp from the planning board and you could--

MR. BABCOCK: Stamp right next to the one?

MR. EDSALL: Just stamp again right next to it.

MR. PETRO: Subdivision approval granted by the Town of New Windsor Planning Board on March 11. Ed, you signed these plans for the subdivision?

MR. BABCOCK: Yes.

MR. STENT: I didn't sign them today.

MR. BABCOCK: Yeah, what we did was we anticipated that this would not be a problem. So what we did is we had you stamp these, Myra did last week, and we stamped

them and the only outstanding thing was is there was two outstanding things Mr. Leone to give us a check for \$165.

MR. PETRO: Which we have received.

MR. BABCOCK: And if this board approved, he can take his plans tonight.

MR. EDSALL: Mike, that is the same plan as what was stamped before?

MR. BABCOCK: That's correct.

MR. EDSALL: No problem.

MR. PETRO: Reading in that paragraph, I don't see any problem. Motion for reapproval?

MR. KRIEGER: Members of the board, the same is also, their conclusion of sameness is also based on seeing the property as you all have from time to time during the interim.

MR. PETRO: Nothing's changed from the original approval is what you're saying?

MR. KRIEGER: Yes, so your finding of no changes not only based on the map but on your visual inspection of the properties which you have done as individuals over the many, many months.

MR. PETRO: This is a conditional final approval also to match the original?

MR. EDSALL: Whatever conditions if there were any, if not, they'd go right ahead.

MR. LANDER: Motion.

MR. STENT: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant reapproval of the Rock Tavern Green major subdivision Phase 2. Is there any

March 11, 1998

9

further discussion from the board members? If not,
roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE



KEYBANK NATIONAL ASSOCIATION
INTERNATIONAL DIVISION
LETTER OF CREDIT DEPARTMENT
66 SOUTH PEARL STREET
ALBANY, NEW YORK 12207-1501

P.B. # 96 10

SWIFT: KEYBUS33ALB
TELEX: 6716404 KEYBKNA
FAX: (518) 487-4978
PHONE: (518) 486-8144

DATE: FEBRUARY 12, 1998

IRREVOCABLE STANDBY LETTER OF CREDIT NO. NSL892271

BENEFICIARY
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12553
ATTN: MYRA

APPLICANT
BARLEO HOMES INC.
P.O. BOX 141 - 348 ROUTE 32
CENTRAL VALLEY, NEW YORK 10917

LADIES AND GENTLEMEN:

WE HEREBY AUTHORIZE YOU TO DRAW YOUR DRAFT AT SIGHT ON KEYBANK NATIONAL ASSOCIATION, ALBANY, NEW YORK, UP TO AN AGGREGATE AMOUNT NOT TO EXCEED US\$ 60,920.00 (SIXTY THOUSAND NINE HUNDRED TWENTY AND 00/100 U.S. DOLLARS), BEARING CLAUSE "DRAWN UNDER KEYBANK NATIONAL ASSOCIATION, ALBANY, NEW YORK LETTER OF CREDIT NO. NSL892271 DATED 02/12/98".

YOUR DRAFT MUST BE ACCOMPANIED BY YOUR WRITTEN, SIGNED, SWORN AND NOTARIZED STATEMENT THAT: "BARLEO HOMES INC. HAS NOT COMPLETED INSTALLATION OR MAINTENANCE OF PUBLIC AND PRIVATE IMPROVEMENTS IN THE ROCK TAVERN GREEN SUBDIVISION AS APPROVED BY THE TOWN OF NEW WINDSOR PLANNING BOARD".

THIS LETTER OF CREDIT MAY BE DRAWN AGAINST ONE TIME ONLY.

PRESENTATION OF THE ORIGINAL LETTER OF CREDIT AND ANY AMENDMENTS THERETO ARE REQUIRED FOR ANY DRAWING HEREUNDER.

IT IS A CONDITION OF THIS CREDIT THAT IT SHALL BE DEEMED AUTOMATICALLY EXTENDED WITHOUT AMENDMENT FOR ONE (1) YEAR FROM THE PRESENT OR ANY FUTURE EXPIRATION DATE HEREOF, BUT IN NO EVENT LATER THAN ITS ULTIMATE EXPIRATION DATE OF FEBRUARY 1, 2000, UNLESS AT LEAST SIXTY (60) DAYS PRIOR TO ANY SUCH DATE WE SHALL NOTIFY YOU IN WRITING AT THE ABOVE ADDRESS VIA COURIER/EXPRESS/CERTIFIED MAIL RETURN RECEIPT REQUESTED THAT WE ELECT NOT TO SO RENEW THIS LETTER OF CREDIT FOR ANY SUCH ADDITIONAL PERIOD.

THIS LETTER OF CREDIT SETS FORTH IN FULL THE TERMS OF OUR UNDERTAKING AND SUCH AN UNDERTAKING SHALL NOT IN ANY WAY BE MODIFIED, AMENDED OR AMPLIFIED BY REFERENCE TO ANY DOCUMENTS, INSTRUMENTS OR AGREEMENTS REFERRED TO HEREIN, OR IN WHICH THIS LETTER OF CREDIT IS REFERRED TO OR TO WHICH THIS LETTER OF CREDIT RELATES AND ANY SUCH REFERENCE SHALL NOT BE DEEMED TO INCORPORATE HEREIN BY REFERENCE ANY SUCH DOCUMENTS, INSTRUMENTS OR AGREEMENTS.

EXCEPT SO FAR AS OTHERWISE EXPRESSLY STATED, THIS STANDBY LETTER OF CREDIT IS SUBJECT TO THE "UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS" (1993 REVISION) INTERNATIONAL CHAMBER OF COMMERCE, PUBLICATION NO. 500 AND WHERE NOT APPLICABLE, THIS LETTER OF CREDIT IS GOVERNED BY THE LAWS OF THE STATE OF NEW YORK.

CONTINUED ON PAGE 2...



PAGE 2 WHICH FORMS AN INTEGRAL PART OF LETTER OF CREDIT NO. NSL892271

WE HEREBY ENGAGE WITH YOU THAT ALL DRAFTS AND DOCUMENTS DRAWN UNDER AND IN COMPLIANCE WITH THE TERMS OF THIS CREDIT WILL BE DULY HONORED BY US ON DELIVERY OF DOCUMENTS AS SPECIFIED IF PRESENTED AT KEYBANK NATIONAL ASSOCIATION, INTERNATIONAL DIVISION, LETTER OF CREDIT DEPARTMENT, 66 SOUTH PEARL STREET, ALBANY, NEW YORK 12207-1501 ON OR BEFORE THE EXPIRATION DATE OF FEBRUARY 1, 1999 OR ON ANY AUTOMATICALLY EXTENDED DATE AS HEREINBEFORE SET FORTH, BUT IN NO EVENT LATER THAN ITS ULTIMATE EXPIRATION DATE OF FEBRUARY 1, 2000.

YOURS FAITHFULLY,
KEYBANK NATIONAL ASSOCIATION


AUTHORIZED SIGNATURE


AUTHORIZED SIGNATURE

RECEIVED

JAN 26 1999



KEYBANK NATIONAL ASSOCIATION
INTERNATIONAL DIVISION
LETTER OF CREDIT DEPARTMENT
66 SOUTH PEARL STREET
ALBANY, NEW YORK 12207-1501

SWIFT: KEYBUS33ALB
TELEX: 6716404 KEYBKNA
FAX: (518) 487-4998
PHONE: (518) 486-8144

DATE: FEBRUARY 1, 1999

AMENDMENT NO. 1 TO IRREVOCABLE STANDBY LETTER OF CREDIT NO. NSL892271

BENEFICIARY
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, NY 12553
ATTN: MYRA

APPLICANT
BARLEO HOMES INC.
P.O. BOX 141 - 348 ROUTE 32
CENTRAL VALLEY, NY 10917

LADIES AND GENTLEMEN:

THE ABOVE MENTIONED LETTER OF CREDIT IS AMENDED AS FOLLOWS:

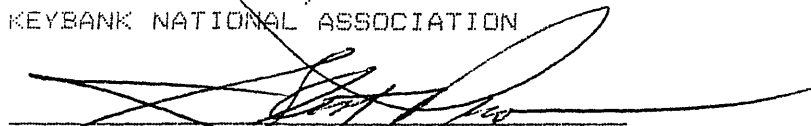
THE EXPIRATION DATE IS EXTENDED TO FEBRUARY 1, 2000. AS PER THE LETTER OF CREDIT TERMS THIS IS THE ULTIMATE EXPIRATION DATE. ALL REFERENCES TO THE LETTER OF CREDIT BEING AUTOMATICALLY EXTENDED ARE HEREBY DELETED FROM THE LETTER OF CREDIT AND ANY AMENDMENTS THEREOF.

EXCEPT SO FAR AS OTHERWISE EXPRESSLY STATED, THIS DOCUMENTARY AMENDMENT IS SUBJECT TO THE "UNIFORM CUSTOMS AND PRACTICE FOR DOCUMENTARY CREDITS" (1993 REVISION) INTERNATIONAL CHAMBER OF COMMERCE, PUBLICATION NO. 500.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

THIS AMENDMENT IS TO BE CONSIDERED AN INTEGRAL PART OF THIS LETTER OF CREDIT AND MUST BE ATTACHED THERETO.

YOURS FAITHFULLY,
KEYBANK NATIONAL ASSOCIATION


AUTHORIZED SIGNATURE


AUTHORIZED SIGNATURE

96-10

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/16/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
PERFORMANCE BND

FOR PROJECT NUMBER: 96-10

NAME: ROCK TAVERN GREENS - PHASE II & III
APPLICANT: BARLEO HOMES, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/28/98	PERF. BOND AMOUNT	CHG	60920.00		
03/03/98	L.O.C. - EXPIRES 2/1/99	PAID		60920.00	
		TOTAL:	60920.00	60920.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/16/98

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 96-10

NAME: ROCK TAVERN GREENS - PHASE II & III
APPLICANT: BARLEO HOMES, INC.

---DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
03/11/98	P.B. APPEARANCE	REAPPROVED
03/11/98	PLANS STAMPED . PLANS GIVEN TO APPLICANT AT 3/11/98 P.B. MEETING - SIGNED	APPROVED
08/14/96	P.B. APPEARANCE - PUB. HEARING	APPROVED SUB TO MARK
07/10/96	P.B. APPEARANCE . ADD NOTE ON PLAN RE: AFFIDAVIT OF FILING - SET P.H. - SEND . AGGRICULTURAL NOTICES - NEED D.O.T. PERMIT	SET P.H. ADD NOTE
06/19/96	WORK SESSION APPEARANCE	REVISE & SUBMIT
03/27/96	P.B. APPEARANCE	REVISE & RETURN
12/06/95	WORK SESSION APPEARANCE	REVISE & SUBMIT
01/04/95	WORK SESSION APPEARANCE	REVISE & RET TO W.S.
10/19/94	WORK SESSION APPEARANCE	RETURN

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/16/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 96-10

NAME: ROCK TAVERN GREENS - PHASE II & III
APPLICANT: BARLEO HOMES, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/08/97	SUB. APPROVAL FEES	CHG	560.00		
04/14/97	REC. CK. #4430	PAID		560.00	
03/11/98	REAPPROVAL FEE	CHG	165.00		
03/11/98	REC. CK. #1660	PAID		165.00	
		TOTAL:	725.00	725.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/16/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 96-10

NAME: ROCK TAVERN GREENS - PHASE II & III
APPLICANT: BARLEO HOMES, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/04/97	12 LOT RECREATION FEE @500.	CHG	6000.00		
04/14/97	REC. CK. #4431	PAID		6000.00	
		TOTAL:	6000.00	6000.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/16/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 96-10

NAME: ROCK TAVERN GREENS - PHASE II & III

APPLICANT: BARLEO HOMES, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/21/96	REC. CK. # 3542	PAID		1275.00	
03/27/96	P.B. ATTY. FEE	CHG	35.00		
03/27/96	P.B. MINUTES	CHG	45.00		
07/10/96	P.B. ATTY. FEE	CHG	35.00		
07/10/96	P.B. MINUTES	CHG	67.50		
08/14/96	P.B. ATTY. FEE	CHG	35.00		
08/14/96	NO MINUTES FORMALLY TAKEN	CHG	0.00		
04/08/97	P.B. ENGINEER FEE	CHG	799.00		
03/11/98	P.B. MINUTES	CHG	18.00		
03/16/98	RET. TO APPLICANT	CHG	240.50		
		TOTAL:	<u>1275.00</u>	<u>1275.00</u>	<u>0.00</u>

3/16/98
L.R.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/09/98

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 96-10

NAME: ROCK TAVERN GREENS - PHASE II & III
APPLICANT: BARLEO HOMES, INC.

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	-AMT-PAID	---BAL-DUE
/ /		PAID		0.00	
04/08/97	SUB. APPROVAL FEES	CHG	560.00		
04/14/97	REC. CK. #4430	PAID		560.00	
03/11/98	REAPPROVAL FEE	CHG	165.00		
		TOTAL:	725.00	560.00	165.00

IF The Board GRANTS ReApproval:

*Mike - collect check from Ralph Leone
of \$165.00 then give him
his plans*

*Received CK #1660
\$165.00*

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/09/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
APPROVAL

FOR PROJECT NUMBER: 96-10

NAME: ROCK TAVERN GREENS - PHASE II & III

APPLICANT: BARLEO HOMES, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/08/97	SUB. APPROVAL FEES	CHG	560.00		
			-----	-----	-----
		TOTAL:	560.00	0.00	560.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/09/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 96-10

NAME: ROCK TAVERN GREENS - PHASE II & III
APPLICANT: BARLEO HOMES, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/04/97	12 LOT RECREATION FEE @500.	CHG	6000.00		
		TOTAL:	6000.00	0.00	6000.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/09/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 96-10

NAME: ROCK TAVERN GREENS - PHASE II & III
APPLICANT: BARLEO HOMES, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/21/96	REC. CK. # 3542	PAID		1275.00	
03/27/96	P.B. ATTY. FEE	CHG	35.00		
03/27/96	P.B. MINUTES	CHG	45.00		
07/10/96	P.B. ATTY. FEE	CHG	35.00		
07/10/96	P.B. MINUTES	CHG	67.50		
08/14/96	P.B. ATTY. FEE	CHG	35.00		
08/14/96	NO MINUTES FORMALLY TAKEN	CHG	0.00		
04/08/97	P.B. ENGINEER FEE	CHG	799.00		
		TOTAL:	1016.50	1275.00	-258.50

to be
Returned when plans stamped.

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 04/09/97

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 96-10

NAME: ROCK TAVERN GREENS - PHASE II & III
APPLICANT: BARLEO HOMES, INC.

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
04/08/97	4% OF 242,745.00 INSP FEE	CHG	9700.00		
		TOTAL:	9700.00	0.00	9700.00



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TELEPHONE #914-563-4615
FAX NUMBER 914-563-4693

TO: Ralph Leone

ATTN; _____

FAX NUMBER: 928-6721

NUMBER OF PAGES (INCLUDING COVER SHEET) 5

FROM: Myna

DATE SENT: 4-9-97 TIME SENT: _____

MESSAGE: As per attached - I need three (3) separate checks:

- ① Approval fees \$ 560.00
- ② Recreation fees 6000.00
- ③ 4% Inspection fee 9700.00

Note:
you will receive \$258.50 refund from the
escrow you posted with application

TELEPHONE OR FAX ACKNOWLEDGEMENT OF THIS TRANSMISSION IS
REQUESTED:

YES _____ NO ✓

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

Task: 96- 10

FOR WORK DONE PRIOR TO: 04/08/97

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
96-10	90802	02/22/96	TIME	MJE	WS ROCK TAVERN	70.00	0.50	35.00			
96-10	91512	03/08/96	TIME	MJE	MC ROCK TAVERN W/AP ATTY	70.00	0.30	21.00			
96-10	92458	03/27/96	TIME	MCK	CL ROCK TAV COMMENTS	25.00	0.50	12.50			
96-10	92829	03/27/96	TIME	MJE	MC ROCK TAVERN	70.00	0.50	35.00			
								103.50			
96-10	95082	04/30/96			BILL 96-356 5/14/96 PD					-103.50	
										-103.50	
96-10	98484	06/19/96	TIME	MJE	WS ROCK TAVERN	70.00	0.40	28.00			
96-10	00051	07/09/96	TIME	MJE	MC ROCK TAVERN	70.00	0.50	35.00			
96-10	99203	07/10/96	TIME	MCK	CL ROCK TAVERN-COMMENTS	25.00	0.50	12.50			
96-10	00823	07/30/96	TIME	MJE	MC ROCK TAVERN	70.00	0.30	21.00			
96-10	00824	07/31/96	TIME	MJE	MC ROCK TAVERN W/SRVYR	70.00	0.30	21.00			
								117.50			
96-10	01229	07/31/96			BILL 96-560 8/6/96 PD					-75.50	
										-75.50	
96-10	00826	08/02/96	TIME	MJE	MC ROCK TAVERN W/SRVYR	70.00	0.20	14.00			
96-10	01176	08/08/96	TIME	MJE	MC ROCK TAVERN W/LIPMAN	70.00	0.30	21.00			
96-10	01585	08/14/96	TIME	MJE	MM ROCK TAVERN COND F/A	70.00	0.10	7.00			
								42.00			
96-10	02652	08/31/96			BILL 96-647 9/15/96 PD					-84.00	
										-84.00	
96-10	06134	10/16/96	TIME	MJE	MC ROCK TAVERN	70.00	0.30	21.00			
96-10	07363	11/04/96	TIME	MJE	MC ROCK TAVERN W/ATTY	70.00	0.30	21.00			
96-10	07771	11/14/96	TIME	MJE	CR ROCK TAVERN TC LEONE	70.00	0.20	14.00			
96-10	08246	11/19/96	TIME	MJE	FM ROCK TAVERN W/APPLIC	70.00	1.50	105.00			
								161.00			
96-10	08613	11/30/96			BILL 96-861 12/12/96 PD					-161.00	
										-161.00	
96-10	16114	03/18/97	TIME	RDM	MC R/PB PERF BOND EST	75.00	2.00	150.00			
96-10	16971	03/25/97	TIME	RDM	PM R/MTG W/DEVELOPER	75.00	1.50	112.50			
96-10	16990	03/27/97	TIME	RDM	MR R/BOND EST REVISIONS	75.00	1.00	75.00			
								761.50	0.00	-424.00	337.50
					TASK TOTAL			761.50	0.00	-424.00	337.50
								761.50	0.00	-424.00	337.50
					GRAND TOTAL			761.50	0.00	-424.00	337.50

+ 37.50
1799.00

AS OF: 04/08/97

PAGE: 1

HISTORICAL CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-76 PLANNING BOARD ENGINEERING (Chargeable to Applicant)

CLIENT: WARWICK - VILLAGE OF WARWICK

TASK: 88- 2

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----			
										EXP.	BILLED	BALANCE	
.													
88-2	22103	11/16/88	TIME	RDM	MC	CENTENNIAL DEIS	45.00	0.50	22.50				
88-2	22217	11/28/88	TIME	RDM	MC	CENT HILLS/DEIS&STP	45.00	1.00	45.00				

										67.50			
88-2	22355	12/22/88				BILL INV 88 326						-67.50	

												-67.50	
										=====	=====	=====	=====
TASK TOTAL									67.50	0.00	-67.50	0.00	
.													
										=====	=====	=====	=====
GRAND TOTAL									67.50	0.00	-67.50	0.00	

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MAJOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 100.00 Pd

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$
___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$
___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE....\$

* * * * *

APPROVAL FEES MAJOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 100.00
PRELIMINARY PLAT APPROVAL (150.00 OR 15.00/LOT).....\$ 195.00
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 165.00
FINAL PLAT SECTION FEE.....\$ 100.00
BULK LAND TRANSFER...(\$100.00).....\$

TOTAL SUBDIVISION APPROVAL FEES.....\$ 560.00 (1)

* * * * *

RECREATION FEES:

12 LOTS @ \$ 500.00 PER LOT.....\$ 6000.00 (2)

* * * * *

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$
PLANNING BOARD ATTORNEY FEES.....\$
MINUTES OF MEETINGS.....\$
OTHER.....\$

* * * * *

PERFORMANCE BOND AMOUNT.....\$ 242,745.00

4% OF ABOVE AMOUNT.....\$ 9,700.00 (3)

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ X

2% OF APPROVED COST ESTIMATE\$ X

928-6721

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/09/98

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 96-10

NAME: ROCK TAVERN GREENS - PHASE II & III
APPLICANT: BARLEO HOMES, INC.

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV2	08/05/96	MUNICIPAL HIGHWAY	08/14/96	APPROVED
REV2	08/05/96	MUNICIPAL WATER	08/07/96	APPROVED
REV2	08/05/96	MUNICIPAL SEWER	/ /	
REV2	08/05/96	MUNICIPAL FIRE	/ /	
REV1	06/28/96	MUNICIPAL HIGHWAY	07/09/96	APPROVED
REV1	06/28/96	MUNICIPAL WATER	07/09/96	NO TOWN WATER
REV1	06/28/96	MUNICIPAL SEWER	08/05/96	SUPERSEDED BY REV2
REV1	06/28/96	MUNICIPAL FIRE . STREET NAMES "JAMES WILKINSON DRIVE" & . BE SHOWN ON MAP	07/09/96	APPROVED "APPLE COURT" SHOULD
ORIG	03/21/96	MUNICIPAL HIGHWAY	03/27/96	APPROVED
ORIG	03/21/96	MUNICIPAL WATER	03/22/96	NO TOWN WATER
ORIG	03/21/96	MUNICIPAL SEWER	03/26/96	APPROVED
ORIG	03/21/96	MUNICIPAL FIRE	03/27/96	APPROVED

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/09/98

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 96-10

NAME: ROCK TAVERN GREENS - PHASE II & III
APPLICANT: BARLEO HOMES, INC.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/14/96	P.B. APPEARANCE - PUB. HEARING	APPROVED SUB TO MARK
07/10/96	P.B. APPEARANCE	SET P.H. ADD NOTE . ADD NOTE ON PLAN RE: AFFIDAVIT OF FILING - SET P.H. - SEND . AGGRICULTURAL NOTICES - NEED D.O.T. PERMIT
06/19/96	WORK SESSION APPEARANCE	REVISE & SUBMIT
03/27/96	P.B. APPEARANCE	REVISE & RETURN
12/06/95	WORK SESSION APPEARANCE	REVISE & SUBMIT
01/04/95	WORK SESSION APPEARANCE	REVISE & RET TO W.S.
10/19/94	WORK SESSION APPEARANCE	RETURN

MEMORANDUM

To: Comptroller Reis
Myra Mason, Secretary-Town Planning Board
From: Phil Crotty
Subject: Rock Tavern Green - Barleo Homes
Date: February 27, 1998

I have reviewed the Letter of Credit from Key Bank dated February 12, 1998. It is satisfactory.

I have also completed the worksheet on the subject bond. It should be added to the monthly bond report.

Myra: Please furnish the original bond to this office so that it may be received and filed at the next Town Board meeting.

PAC



pac/pab

cc: Supervisor Meyers
Town Clerk Hansen



BARLEO HOMES, INC.

ROUTE 32 • BOX 141 • CENTRAL VALLEY, NY 10917 • (914) 928-2106 • Fax (914) 928-6721

February 19, 1998

McGoey Hauser and Edsall
Consulting Engineers PC
Attn: Mr. Mark Edsall
45 Quasck Avenue
New Windsor, NY 12553

Re: Rock Tavern Green Subdivision
New Windsor, NY

P.B. #96-10

Dear Mr. Edsall:

I have been trying to reach you, but to no avail, so I am taking the opportunity to fax this to you.

I would like your permission to start cutting the cul-de-sac on James Wilkensen Road in the above mentioned subdivision. This cul-de-sac is located between Lot #9 and #17. We need to cut the cul-de-sac, cut down the bank, and level off Lot #9 in order to make it suitable for selling. We have noticed that the school buses no longer use this cul-de-sac to turn around. They continue through to the other end of James Wilkensen Road, making this turn around obsolete.

Also, we have submitted a Letter of Credit to the Town of New Windsor, and the plans should be filed in Goshen as soon as the secretary stamps the plans, as I was told by Myra on Tuesday, February 17, 1998.

Please feel free to call me if you have any questions.

Sincerely,


Jeanne Ovansen
Office Manager

Quality Custom Homes



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

1 December 1997

*T.B. Action
was 12/3/98*

Town of New Windsor
Town Board
555 Union Avenue
New Windsor, New York 12553

ATTENTION: SUPERVISOR GEORGE J. MEYERS AND TOWN BOARD MEMBERS
SUBJECT: ROCK TAVERN GREEN MAJOR SUBDIVISION
PHASE II PERFORMANCE BOND - RECOMMENDED REDUCTION
MHE JOB NO. 87-55/T90-1

Dear Supervisor Meyers and Town Board Members:

As you may recall, the subject subdivision was reviewed by the Town Board during spring 1997 and the Board established a Performance Bond for the Phase II public improvements in an amount of \$242,745.00, in accordance with a letter from Richard D. McGoeY dated 25 March 1997.

Since that time, the developer has completed certain portions of the public improvements and has currently requested a reduction in the Public Improvement Bond to an amount of \$51,120.00. Representatives of our office have, in conjunction with Highway Superintendent James Pullar, reviewed ongoing construction operations and work at the site. It is our opinion that the Applicant/Developer is justified in a request for a reduction; however, we believe the revised amount for the remaining work should be established as \$60,920.00. Please consider this letter our recommendation that the Board authorize this revised Performance Guarantee amount.

Daniel P. Yanosh

LICENSED LAND SURVEYOR

Route 302, P.O. Box 320
Circleville, N.Y. 10919Daniel P. Yanosh, L.L.S.
Kevin J. Wild, L.L.S.Tel: 914-361-4700
Fax: 914-361-4722

March 24, 1997

Richard McGoey, P.E.
Engineer for the Town of New Windsor
555 Union Avenue
New Windsor, New York 12553-6196RE: Rock Tavern Greens Subdivision
Phase II Performance Bond

Dear Mr. McGoey:

As per your letter dated March 19, 1997 concerning the above mentioned Performance Bond, the following items need to be revised and corrected.

The proposed improvements will be built prior to the filling of the plan with the Orange County Clerks Office. Therefore a Performance Bond is not necessary. The Bond amount is required in order to determine the 4% Engineers Inspection fee.

- 1] We have revised the cost of the 30" Storm Drainage to \$40.00 per linear foot for a total of \$6,000.00
- 2] We have added the 2 end sections for a total of \$2,000.00
- 3] In my initial road improvement area calculations, there was an error in the total square footage of road surface. There is 1,360 ln. ft in James Wilkerson Drive, and 440 ln. ft. in Apple Court, for a total of 1,800 ln. ft. of road improvements.

A] For the paving estimates, 1,800 ln.ft. X 30 ft. wide divided by 9 is only 6,000 sq.yds. of pavement. This number is now reflected in our estimate.

B] The cost of the paving we feel is too high.

The Top Course

price should be \$4.95 per sq.yd. for a total of.....\$ 29,700.00

The Base Course (Mix in Place)

price should be \$2.70 per sq.yd. for a total of.....\$ 16,200.00

Mr. Leone of Barleo Homes is meeting with New York Bituminous Products tomorrow to confirm prices.

- 4] For the Graded Gravel Subbase, we intend on following the detail that was shown on our Subdivision Plan which details the 15" Foundation Course to be placed under the pavement, and also under the gutter area. The 6" paved gutter is being replaced by the Biofiltration Grass Swale which was designed by MJS Engineers, and approved by N.Y.S.D.E.C. under our Stormwater Pollution Plan. This Plan has been

submitted to your office, and subsequent conversations with Mark Edsall has determined that this plan is to be followed, and that the Town will work with the developer in the final layout of the road. 1,800 ln. ft. X 42 ft. wide (pavement and swales) X 15" divided by 27 = 3,500 cu.yds of material. This number is now reflected in our estimate.

The cost of the Graded Gravel at \$15.00 per yd. is.....\$ 52,500.00

- 5] We have added the 18 R.O.W. Monuments for a total of.....\$ 2,700.00
- 6] There is no need for Shoulders & Swales (oil and chip) since we will be building the Biofiltration swales as approved by the N.Y.S.D.E.C. in our Stormwater Pollution Prevention Plans.

We feel that there is a need to discuss with you these items so that the Inspection Fee can be agreed upon, and construction can start.

Sincerely,



Daniel P. Yanosh L.L.S.

cc: Ralph Leone

elw/O.P.Impr.

PUBLIC IMPROVEMENTS

PROPOSED ACCESS ROAD

ROCK TAVERN GREENS SUBDIVISION

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Soil Erosion Control	1	L.S.	\$ 4,000.00	\$ 4,000.00 ✓
Clearing & Grubbing	1	L.S.	\$ 6,000.00	\$ 6,000.00 ✓
Earthwork				
Strip Topsoil	4500	C.Y.	\$ 1.45	\$ 6,525.00 ✓
Site Cut	2000	C.Y.	\$ 1.25	\$ 2,500.00 ✓
Site Fill	2000	C.Y.	\$ 1.55	\$ 3,100.00 ✓
Grading	145,000	S.F.	\$ 0.08	\$ 11,600.00 ✓
Storm Drainage				
30" CSP	150	L.F.	\$ 40.00	\$ 6,000.00 ✓
CB (30"x48") 4'-6' Depth	2	Each	\$ 1,300.00	\$ 2,600.00 ✓
End Sections	2	Each	\$ 1,000.00	\$ 2,000.00 ✓
Paving & Subbase				
Asphalt Top Course (1-1/2")	6000	S.Y.	\$ 5.50	\$ 33,000.00 ✓
Asphalt Base Course (3-1/2")	6000	S.Y.	\$ 12.75	\$ 76,500.00 ✓
(mix in place)			20.00	76,000.00
Graded Gravel Subbase (15")	3500	C.Y.	\$ 15.00	\$ 52,500.00 ✓
Temporary Stabilized State Entrance				
Crushed Stone	44	C.Y.	\$ 18.00	\$ 800.00 ✓
Rip Rap Swale	30	C.Y.	\$ 38.00	\$ 1,140.00 ✓
Landscaping				
Re-spread Topsoil	1155	C.Y.	\$ 1.00	\$ 1,155.00 ✓
Rake & Fertilize	65,000	S.F.	\$ 0.10	\$ 6,500.00 ✓
Seed & Mulch	65,000	S.F.	\$ 0.10	\$ 6,500.00 ✓
Signage				
"Stop" Sign & Post	1	Each	\$ 125.00	\$ 125.00 ✓
R.O.W. Monuments	18	Each	\$ 150.00	\$ 2,700.00 ✓
TOTAL			\$ 161,645.00	223824

elw/O.P.Impr.

Stabilized
ShoulderAddition
is
wrong

2

Daniel P. Yanosh

LICENSED LAND SURVEYOR

Route 302, P.O. Box 320
Circleville, N.Y. 10919

Daniel P. Yanosh, L.L.S.
Kevin J. Wild, L.L.S.

Tel: 914-361-4700
Fax: 914-361-4722

Mark Edsall
McGoey, Hauser and Edsall, P.C.
45 Quassaick Avenue
New Windsor, New York 12553

September 4, 1996

Re.: Rock Tavern Estates
Town of New Windsor

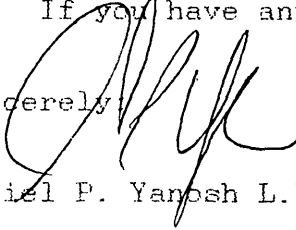
Dear Mark:

As per the August 14, 1996 Planning Board meeting, enclosed are revised plans with the following items addressed:

- 1] The Right-of Way through Lot # 7 is now shown on the Plans
- 2] Note # 7 has been added to the plans relating to the compliance with the previously approved N.Y.S. D.O.T. requirements.
- 3] The applicant has agreed to construct the road prior to the filing of the plans with the Orange County Clerks office. This will eliminate the need for a Road Construction Bond estimate and Bond submittal. If the applicant, at a later date, needs to post a Bond for final improvements, one will be submitted for your review.
- 4] If an Escrow account is needed for inspection services, please let us know the amount and we will gladly comply.

If you have any questions, please call.

Sincerely,



Daniel P. Yanosh L.L.S.

cc: Alan Lipman
Ralph Leone

sec/L96-015

96 - 10

RECEIVED SEP 11 1996

Daniel P. Yanosh

LICENSED LAND SURVEYOR

Route 302, P.O. Box 320

Circleville, N.Y. 10919

Daniel P. Yanosh, L.L.S.

Kevin J. Wild, L.L.S.

Tel: 914-361-4700

Fax: 914-361-4722

PUBLIC IMPROVEMENTS

PROPOSED ACCESS ROAD

ROCK TAVERN GREENS SUBDIVISION

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Soil Erosion Control	1	L.S.	\$ 4,000.00	\$ 4,000.00
Clearing & Grubbing	1	L.S.	\$ 6,000.00	\$ 6,000.00
Earthwork				
Strip Topsoil	4500	C.Y.	\$ 1.45	\$ 6,525.00
Site Cut	2000	C.Y.	\$ 1.25	\$ 2,500.00
Site Fill	2000	C.Y.	\$ 1.55	\$ 3,100.00
Grading	145,000	S.F.	\$ 0.08	\$ 11,600.00
Storm Drainage				
30" CSP	150	L.F.	\$ 30.00	\$ 4,500.00
CB (30"x48") 4'-6' Depth	2	Each	\$ 1,300.00	\$ 2,600.00
Paving & Subbase				
Asphalt Top Course (2")	7800	S.Y.	\$ 5.50	\$ 42,900.00
Asphalt Base Course (3")	7800	S.Y.	\$ 12.75	\$ 99,450.00
Graded Gravel Subbase (15")	5650	C.Y.	\$ 25.00	\$ 141,250.00
Temporary Stabilized State Entrance				
Crushed Stone	44	C.Y.	\$ 18.00	\$ 800.00
Landscaping				
Re-spread Topsoil	1155	C.Y.	\$ 2.00	\$ 2,310.00
Rake & Fertilize	65,000	S.F.	\$ 0.16	\$ 10,400.00
Seed & Mulch	65,000	S.F.	\$ 0.09	\$ 5,850.00
Signage				
"Stop" Sign & Post	1	Each	\$ 125.00	\$ 125.00
TOTAL				\$ 343,910.00

e/w/O.P. Impr.

Save to Dick 9/17/96
(m)



51-3-18.1

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553-6196
Telephone: (914) 563-4610
Fax: (914) 563-4693

March 25, 1997

Town of New Windsor Town Board
555 Union Avenue
New Windsor, NY 12553

ATTN: GEORGE J. MEYERS, SUPERVISOR

**SUBJECT: ROCK TAVERN GREENS SUBDIVISION
PHASE II PERFORMANCE BOND**

Dear Supervisor Meyers:

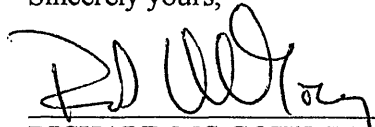
We are in receipt of a request by the developer for the Phase II Rock Tavern Greens Subdivision to establish a performance bond to guarantee the completion of the Phase II roadways, including James Wilkenson Drive and Apple Court. The request was forwarded with a cost estimate from Daniel P. Yanosh, LS itemizing the estimated cost of the public improvements. In line with our review of this request and the Yanosh estimate, we offer the following comments and recommendations:

After review of the Yanosh estimate, a copy of which has been enclosed, we modified the cost of graded gravel subbase. The Yanosh estimate has been modified as enclosed.

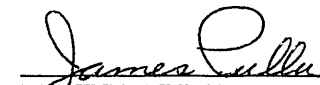
In line with the above, it would be the joint recommendation of our office and James Pullar, Highway Superintendent, that the performance bond for the Phase II roadways be established in the amount of **\$242,745.00**. In addition, the applicant must satisfy all outstanding conditions of approval and post an inspection fee estimated at 4% of the performance bond or **\$9,700.00** prior to final signature by the Planning Board.

We are hopeful that the above is acceptable to the Town Board, however, if you should have any additional questions, please contact our office.

Sincerely yours,



RICHARD MC GOEY, P.E.,
ENGINEER FOR THE TOWN



JAMES PULLAR,
HIGHWAY SUPERINTENDENT

RDM/mlm
Enclosure

cc: Town Board Members
Jim Pullar, Highway Superintendent
Philip Crotty, Attorney for the Town
Mark Edsall, P.E. - P.B. Engineer
Michael Babcock, Building Inspector
Daniel Yanosh, L.S.

PUBLIC IMPROVEMENTS

PROPOSED ACCESS ROAD

ROCK TAVERN GREENS SUBDIVISION

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL	
Soil Erosion Control	1	L.S.	\$ 4,000.00	\$ 4,000.00	✓
Clearing & Grubbing	1	L.S.	\$ 6,000.00	\$ 6,000.00	✓
Earthwork					
Strip Topsoil	4500	C.Y.	\$ 1.45	\$ 6,525.00	✓
Site Cut	2000	C.Y.	\$ 1.25	\$ 2,500.00	✓
Site Fill	2000	C.Y.	\$ 1.55	\$ 3,100.00	✓
Grading	145,000	S.F.	\$ 0.08	\$ 11,600.00	✓
Storm Drainage					
30" CSP	150	L.F.	\$ 40.00	\$ 6,000.00	✓
CB (30"x48") 4'-6" Depth	2	Each	\$ 1,300.00	\$ 2,600.00	✓
End Sections	2	Each	\$ 1,000.00	\$ 2,000.00	✓
Paving & Subbase					
Asphalt Top Course (1-1/2")	6000	S.Y.	\$ 5.50	\$ 33,000.00	✓
Asphalt Base Course (3-1/2")	6000	S.Y.	\$ 12.75	\$ 76,500.00	✓
(mix in place)			20.00	76,000.00	
Graded Gravel Subbase (15")	3500	C.Y.	\$ 15.00	\$ 52,500.00	223625
Temporary Stabilized State Entrance					
Crushed Stone	44	C.Y.	\$ 18.00	\$ 800.00	✓
Rip Rap Swale	30	C.Y.	\$ 38.00	\$ 1,140.00	✓
Landscaping					
Re-spread Topsoil	1155	C.Y.	\$ 1.00	\$ 1,155.00	✓
Rake & Fertilize	65,000	S.F.	\$ 0.10	\$ 6,500.00	✓
Seed & Mulch	65,000	S.F.	\$ 0.10	\$ 6,500.00	✓
Signage					
"Stop" Sign & Post	1	Each	\$ 125.00	\$ 125.00	✓
R.O.W. Monuments	18	Each	\$ 150.00	\$ 2,700.00	✓

TOTAL

\$ ~~161,645.00~~

\$ 242,745.00

PLANNING BOARD : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK

-----X
In the Matter of Application for Site Plan/Subdivision of
Rock Tavern, Specs, Sub.

Applicant.

AFFIDAVIT OF
SERVICE
BY MAIL

-----X
STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age
and reside at 350 Bethlehem Road, New Windsor, NY 12553.

On 8/5/96 ~~10~~, I compared the 12 addressed
envelopes containing the attached Notice of Public Hearing with
the certified list provided by the Assessor regarding the above
application for Site Plan/Subdivision and I find that the
addressees are identical to the list received. I then mailed the
envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason
Myra L. Mason, Secretary for
the Planning Board

Sworn to before me this

5th day of August, 1996

Deborah Green
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 1997

AFFIMAIL.PLB - DISC#1 P.B.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

July 26, 1996

Mr. Daniel P. Yanosh
PO Box 302
Circleville, NY 10919

Re: Tax Map Parcel #51-3-18.1
Owner: Jacoba Leyen

Dear Mr. Yanosh:

According to our records, the attached list of property owners for the above parcel are abutting and across any street.

The charge for this service is \$25.00, which you have already paid in the form of a deposit.

Sincerely,


LESLIE COOK
Sole Assessor

/po
Attachment

cc: Myra Mason, Planning Board

Jed & Lori Binder
19 Roman Acres Dr.
Garnerville, NY 10902 ✓

Agatha C. McComb &
James Robert Cutler
Route 207, Box 3 ✓
Rock Tavern, NY 12575

Charles & Lisa Frank Hauser ✓
24 Piermont St.
Tappan, NY 10983

Thomas Mihalics ✓
Box 5A, Route 207
Rock Tavern, NY 12575

Mircea Digeratu ✓
121-14 Linden Blvd.
S. Ozone Park, NY 11420

Mary B. & William A. Washington ✓
Route 207
Rock Tavern, NY 12575

Anthony Congelosi, Jr. ✓
Route 207, Box 54
Rock Tavern, NY 12575

5 official

7 above

12 Envelopes

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Rock Tavern Greens Sub.

AFFIDAVIT OF
SERVICE
BY MAIL

On 8/5/96, I compared the 20 addressed envelopes containing the attached Agricultural District Notice with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Mira L. Mason, Secretary for
the Planning Board

5th day of August, 1996

Richard R. [Signature]
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984066
Commission Expires July 15, 2017

**This form to be completed only if you answer "yes" to question #9 on the application form.

AGRICULTURAL DATA STATEMENT

1. Name and Address of Applicant:

BARLEO HOMES, INC.
P.O. BOX 141, CENTRAL VALLEY, NY 10917

2. Description of proposed project and its locations:

RESUBDIVIDING OF PHASE II AND PHASE III -
ROCK TAVERN GREENS. SOUTH SIDE OF N.Y.S.
ROUTE 207, BETWEEN TWIN ARCH RD. & BEATTIE RD.

3. Name and address of any owner of land within the Agricultural District:

attached.

4. Name and address of any owner of land containing farm operations located within 500 feet of the boundary of the subject property.

5. A map is submitted herewith showing the site of the proposed project relative to the location of farm operations identified in this statement.

James V. & Karen A. Rinaldi
Beattie Rd.
Rock Tavern, NY 12575

James Rinaldi
Box 638
12 Scotchtown Ave.
Goshen, NY 10924

Mircea Digeratu
121-14 Linden Blvd.
So. Ozone Park, NY 11420

Robert P. & Denise M. Vincini
9 Karen Ct.
Rock Tavern, NY 12575

Timothy & Jeryl McNeilly
7 Karen Ct.
Rock Tavern, NY 12575

Ronald J. & Kathleen A. Derevjaniuk
3 Karen Ct.
Rock Tavern, NY 12575

Carol & Edward Maloney
1 Karen Ct.
Rock Tavern, NY 12575

William K. & Marjorie Byrnes
5 Wagner Dr.
Rock Tavern, NY 12575

Jed & Lori Binder
19 Roman Acres Dr.
Garnerville, NY 10902

Agatha C. McComb &
James Robert Cutler
Route 207, Box 3
Rock Tavern, NY 12575

Martin & Sandra Berg
PO Box 205
Rock Tavern, NY 12575

John T. & Nancy J. Leahy
6 James Wilkinson Rd.
Rock Tavern, NY 12575

Charles Hauser & Lisa Frank Hauser
24 Piermont St.
Tappan, NY 10983

Brian Pasechnick
James Wilkinson Rd.
Rock Tavern, NY 12575

William A. & Mary B. Washington
Route 207
Rock Tavern, NY 12575

Raymond I. & Catherine C. Mulligan
Beattie Rd.
Rock Tavern, NY 12575

Anthony Congelosi, Jr.
Route 207, Box 54
Rock Tavern, NY 12575

Richard C. & Barbara C. Baxter
221 Beattie Rd.
Rock Tavern, NY 12575

Edward J. & Barbara A. Doherty
212 Beattie Rd.
Rock Tavern, NY 12575

John & Ann Flannery
Beattie Rd.
Rock Tavern, NY 12575

elw / AgSt. - RockTav.

2

AGRICULTURAL DISTRICT NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF NEW WINDSOR, County of Orange, State of New York has before it an application for Subdivision/Site Plan of the Rock Tavern Greens for the proposed Resubdividing of Phase II and Phase III.

As this project may be located within 500' of a farm operation located within an Agricultural District, the TOWN OF NEW WINDSOR is required to notify property owners of property containing a farm operation within this Agricultural District and within 500' of the proposed project.

Owner/Applicant: Barleo Homes, Inc.

Address: P.O. Box 141, Central Valley, NY 10917

Project Location: Section 51, Block 3, Lot 18.1

Street: South side of New York State Route 207, between Twin Arch Road and Beattie Road.

A map of this project is on file and may be inspected at the Planning Board Office, Town Hall, 555 Union Avenue, New Windsor, New York

Date: July 11, 1996

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr.
Chairman



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

June 28, 1996

Mr. Daniel Yanosh
PO Box 320
Circleville, NY 10919

Re: Tax Map Parcel #51-3-18.1
Owner: Jacoba Leyen

Dear Mr. Yanosh:

According to our records, the attached list of property owners are within the Agricultural District, which is within five hundred (500) feet of the above-referenced property.

Please be advised that although all of these parcels are in the Agricultural District, none currently have the Agricultural Exemption.

The charge for this service is \$35.00, minus your deposit of \$25.00. Please remit the balance of \$10.00 to the Town Clerk's office.

Sincerely,

Leslie Cook
LESLIE COOK
Sole Assessor

/po
Attachments

cc: ~~Pat Barnhart~~, ZBA *Myra Mason, P.B.*

James V. & Karen A. Rinaldi
Beattie Rd.
Rock Tavern, NY 12575 ✓

James Rinaldi
Box 638
12 Scotchtown Ave.
Goshen, NY 10924 ✓

Mircea Digeratu
121-14 Linden Blvd.
So. Ozone Park, NY 11420 ✓

Robert P. & Denise M. Vincini
9 Karen Ct.
Rock Tavern, NY 12575 ✓

Timothy & Jeryl McNeilly
7 Karen Ct.
Rock Tavern, NY 12575 ✓

Ronald J. & Kathleen A. Derevjanik
3 Karen Ct.
Rock Tavern, NY 12575 ✓

Carol & Edward Maloney
1 Karen Ct.
Rock Tavern, NY 12575 ✓

William K. & Marjorie Byrnes
5 Wagner Dr.
Rock Tavern, NY 12575 ✓

Jed & Lori Binder
19 Roman Acres Dr.
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Agatha C. McComb &
James Robert Cutler
Route 207, Box 3
Rock Tavern, NY 12575 ✓

Martin & Sandra Berg
PO Box 205
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John T. & Nancy J. Leahy
6 James Wilkinson Rd.
Rock Tavern, NY 12575 ✓

Charles Hauser & Lisa Frank Hauser
24 Piermont St.
Tappan, NY 10983 ✓

Brian Pasechnick
James Wilkinson Rd.
Rock Tavern, NY 12575 ✓

William A. & Mary B. Washington
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Richard C. & Barbara C. Baxter
221 Beattie Rd.
Rock Tavern, NY 12575 ✓

Edward J. & Barbara A. Doherty
212 Beattie Rd.
Rock Tavern, NY 12575 ✓

John & Ann Flannery
Beattie Rd.
Rock Tavern, NY 12575 ✓

Daniel P. Yanosh

LICENSED LAND SURVEYOR

Route 302, P.O. Box 320
Circleville, N.Y. 10919

Daniel P. Yanosh, L.L.S.
Kevin J. Wild, L.L.S.

Tel: 914-361-4700
Fax: 914-361-4722

Mark Edsall
McGoey, Hauser and Edsall, P.C.
45 Quassaick Avenue
New Windsor, New York 12553

August 2, 1996

Re.: Rock Tavern Estates
Town of New Windsor

Dear Mark:

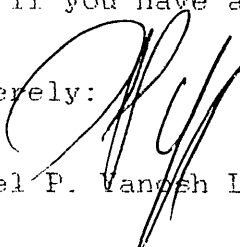
As per your comment letter dated July 10, 1996; and the July 10, 1996 planning board meeting, enclosed are revised plans with the following items addressed:

- 1] Final approval of the balance of the property is what we are seeking.
- 2] We have added to the plans the approximate location of the existing homes and driveways in the previously approved Phase 1. Notes 1,2,3 and 4 on the plans reference the previously approved and filed Subdivision Plans of Rock Tavern Greens. A new note # 6 has been added concerning the affidavit which was filed in the Orange County Clerks Office concerning the filing of the entire subdivision, including Phases II and III. A copy of this affidavit is enclosed.
- 3] Copies of the plans, which had previously received Preliminary approval from the planning board, and were filed in the County Clerks Office, have been delivered to the Planning Board.
- 4] The Agricultural Data Statements were mailed to the required land owners.
- 5] I have talked with the Fire Inspector. He has assigned the 911 numbering system to the lots already. A note has been added to the plans which states that the 911 number will depend upon the location of the driveway on the lot, and that the builder/buyer of each individual lot is to contact the Fire Inspector as to the number assigned to the lot.

- 2
- 6] The NYSDOT approved the roadway entrance cuts as part of the originally approved plans in 1990. This approval is still valid. The new contractor who will be finishing the road work, and cutting in the new entrance onto Route 207, will be required to fill out the standard Work Permit from DOT, before his work can begin. As per the NYSDEC, we have transferred the original permit to Barleo Homes. A copy of this transfer is enclosed along with copies of their letters. All work will continue under the previously approved plans, and the DEC will be notified, as required, prior to the commencement of any work in and around the wetland areas. Since DEC has reviewed and approved these plans, Larry Biegel, DEC technician, stated that the SPEDES Permit was not necessary. Their review and inspection of the construction activities are covered under their permit.
- 7] A Public Hearing has been set for August 14, 1996.
- 8] A meeting in the field with the Town Engineer Mark Edsall, and Highway Superintendent Jim Pullar, has not been done due to scheduling conflicts. We were to discuss the pavement width, and road cross-section, so that it will match, and tie into the existing road layout. The existing pavement is 30 feet wide and there is very relatively no swales on the sides of the road. The only swales are near the end of the road prior to the cul-de-sac. These are unpaved, 6 ft.± wide, 6" deep ditches. We have revised our road cross-section to show a 30 foot wide pavement, with a 6 foot wide, 6" deep gutter, paved with a double surface treatment. As stated before, we will comply with any revisions to this design.
- 9] The road is to be built prior to the final signing of the plans and filing in the Orange County Clerks Office. A Bond estimate will be prepared, but used only if necessary.
- 10] Note # 6 has been added to the plan pertaining to rescinding the previously filed Affidavit rescinding the previously filed plans. This note is being reviewed by the Planning Board Attorney, Mr. Krieger.

If you have any questions, please call.

Sincerely:



Daniel P. Vanech L.L.S.

cc: Alan Lipman

sec/L96-015



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
4 BURNETT BOULEVARD
POUGHKEEPSIE, N.Y. 12603

ALBERT E. DICKSON
REGIONAL DIRECTOR

FRANKLIN E. WHITE
COMMISSIONER

Date: June 7, 1988

To: Mark Edsall, P.E.

Town of New Windsor Planning Board

555 Union Avenue

New Windsor, New York

Re: Heritage Park
Environmental Assessment
Orange County

✓ This department has no objection to the Planning Board
of the Town of New Windsor being the lead agency
for this action.

✓ We have reviewed the Environmental Assessment Form (EAF) and find
the estimated number of vehicular trips to be reasonable.

If a draft environmental impact statement is prepared for the proposed
project, please forward one to us for review.

✓ Please be aware that a state highway work permit will be required
for any curb cuts onto Route 207. Application and final site plan
should be forwarded to this department's local residency office, as
soon as possible, to initiate the review process.

Other: _____

Very truly yours,

DOUGLAS G. DRUCHUNAS
Civil Engineer II (Planning)

By Joanne Decker
Joanne Decker
Civil Engineer I (Planning)

DGD:JD:ak

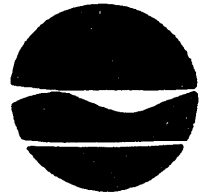
New York State Department of Environmental Conservation

REGION 3

21 South Putt Corners Road

New Paltz, New York 12561

(914) ~~255-5455~~ 256-3041



TO: Daniel Yanosh, L.S.
Route 302
P.O. Box 320
Circleville, N.Y. 10919

DATE: 6/19/96

SUBJECT: Rock Tavern Greens subdivision (Wetlands permit)
DEC # 3-3348-97 FW # MB-22 + 24

Dear Mr. Yanosh

In response to your letter of May 20, 1996 on the above (and as discussed last week):

- This permit was issued, on 2/28/89 + I faxed you a copy,
- this has long expired, however + will need renewal,
- concurrently, a transfer of the permit to the current owners should be requested (application form enclosed).

In anticipation of the above, I am herewith providing a set of the plans you provided to Lance Kotts of our Bureau of Wildlife for review and wetland boundary recertification as needed.

Any questions, pls. call me at 256-3041.

Enc.

Sincerely,

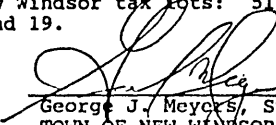
C.C. Kotts (w/ plans)
+ incoming letter

Lawrence G. Biegel
SIGNATURE

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

GEORGE J. MEYERS, being duly sworn, deposes and says:

- (1) He is the Supervisor of the TOWN OF NEW WINDSOR.
- (2) He is familiar with a subdivision known as Rock Tavern Green and the plat of said subdivision that was approved by the New Windsor Planning Board on April 25, 1990 and filed in the Orange County Clerk's Office on April 26, 1990 as Map #9880.
- (3) The aforesaid subdivision plat contains a notation that states as follows: "Subdivision approval granted by the Town of New Windsor Planning Board on April 25, 1990", said notation having been signed by Daniel C. McCarville, Secretary.
- (4) The interpretation of the aforesaid notation is that the entire subdivision including Phase I, II and III have been approved by the New Windsor Planning Board.
- (5) This is error. The entire subdivision was not approved by the New Windsor Planning Board.
- (6) On April 25, 1990 only Phase I was approved by the New Windsor Planning Board and Phase II and Phase III have yet to receive New Windsor Planning Board final approval.
- (7) This affidavit is being filed in the Orange County Clerk's Office and a notation of said affidavit is to be affixed to the plat known as Rock Tavern Green Subdivision, filed in the Orange County Clerk's Office on April 26, 1990 as Map #9880 and is notice to all potential purchasers that Phase II and III of this subdivision have not been approved by the New Windsor Planning Board and that said approval is required before building permits or certificates of occupancy will be issued for the lots shown in Phase II and III on said subdivision plat.
- (8) The lots that have received final Planning Board subdivision approval are New Windsor tax lots: 51-3-10, 11, 12, 13, 14, 15, 20, 21, 22 and 23.
- (9) The lots that have not received final Planning Board subdivision approval are New Windsor tax lots: 51-3-1, 2, 3, 4, 5, 6, 7, 8, 9, 16, 17, 18 and 19.


George J. Meyers, Supervisor
TOWN OF NEW WINDSOR, NEW YORK
(914)563-4610

Sworn to before me this
15th day of November, 1994.


Notary Public

LIBER 4156 PAGE 98

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984066
Commission Expires July 15, 1995

RESULTS OF P.E. MEETING

DATE: 7-10-96

PROJECT NAME: Rock Taverna Greens PROJECT NUMBER 96-10

LEAD AGENCY:

NEGATIVE DEC:

M) S) VOTE: A N

M) S) VOTE: A N

CARRIED: YES NO

CARRIED: YES: NO

PUBLIC HEARING: M) N S) D VOTE: A 4 N 1

WAIVED: YES NO ✓

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

-Note on map for filing phases - "affidavit"

Set P.H.

Need new D.O.T. permit

ROCK TAVERN GREENS SUBDIVISION (96-10) RT. 207

Mr. Dan Yanosh appeared before the board for this proposal.

MR. PETRO: The names of the streets are not shown on the map, can you get them on there? You have already established for 911?

MR. YANOSH: Yes.

MR. PETRO: They need to be put on the map though.

MR. YANOSH: Sure.

MR. PETRO: Okay, Dan.

MR. YANOSH: This was previously submitted to this board back in 1990, we got final approval for Phase 1 in April of '90 and subsequently the whole map was filed in Goshen, Phases 1, 2 and 3, only Phase 1 should of gotten financial approval, preliminary approval was granted, SEQRA was taken care of, but it was filed and the whole thing got all lot numbers. Subsequent to that, the supervisor wrote a letter to the tax map department, they took away these lots off the tax rolls so officially only Phase 1 is a filed subdivision right now. The plan right now as it comes in is finished filing Phase 2 and 3 together, it's a total of 13 lots in Phase 2 and 3, the road will be built, there will be no bond posted, the applicant wishes to build a road first and get our final approval, however that works, the town will sign the maps. I have been in contact with DOT, they told me everything is okay. The old permit that they had for the entrance for both of them is still valid, you just, Mr. Leone, who is the developer, will have to put in new fees and road entrance permit for the new entrance and finish up the old one. I have been in touch with DEC, they found the file from back in the 90's, a lot of times they destroy them, so we applied for application for permit transfer, I have got some of the paperwork here for Mark from DEC, also a copy of the original permit from DEC. They have no problem with it. Also they say whatever was required before is going to be required

again by the applicant, the erosion control and everything that was on the plan originally are going to be the same, nothing's going to change. I met Lance Colt to go over the stuff in the field but they have no problem with the application at all, just a transfer of the application.

MR. LANDER: One question, this entrance onto Route 207 that was originally sight distance is what on that?

MR. YANOSH: Everything is the same.

MR. LANDER: I don't remember that being, that is right alongside the barn, isn't it?

MR. YANOSH: It's down further.

MR. LANDER: By the post office?

MR. YANOSH: Towards the post office, yes, but I don't know what the sight distance is.

MR. LANDER: It's not a lot.

MR. YANOSH: They do have, we did talk to Bill Elgie.

MR. LANDER: You have approval from DOT for that?

MR. YANOSH: Yes.

MR. LUCAS: Is there a cut there now?

MR. LUCAS: No, there's nothing there at all. There's no cut there now, post office is down on the corner further. This is about the best spot for it because you can see up to the corner and you can see down towards the post office. Like I said, they granted the approval for the permit back in '90 for him to start this for the whole thing and they have no problem with the whole thing. We have to finish the curb work along the entrance right here and get that dressed up that is part of the original permit that the old applicant didn't finish and those are things that we have to do with the DOT.

MR. LANDER: We have new owner on this project?

MR. YANOSH: Subsequently in contract to purchase Ralph Leone.

MR. LANDER: Well, we have a problem in Mark's comments with the road cross section, there is no swales, also no stabilized shoulder and it doesn't look like there's a lot of crown in that road.

MR. YANOSH: That was something that we have discussed at the work session.

MR. EDSALL: I think what you have shown is the road with the swale as I recall on this.

MR. LANDER: What was originally approved.

MR. EDSALL: Well, we have got a kind of a hybrid road out there, that is a mixture of rural road and suburban road so if it's my understanding that it would be the intent to continue the same style road rather than have the swales lead to nowhere. Currently, it's my understanding there's the paved roadway and then stabilized shoulders, no swale.

MR. LANDER: Where does the water go?

MR. EDSALL: I believe it's sheet flow.

MR. LANDER: There's drainage on the road, am I correct in saying that?

MR. EDSALL: I'm not quite sure what structures are out there, that is something again I'm suggesting that Dan have some input from the new highway super as to how to match this road into the other road.

MR. LANDER: Right because if memory serves me right, our former highway superintendent changed the spec on this road.

MR. EDSALL: I believe you're correct.

MR. LANDER: Which he's not empowered to do.

MR. YANOSH: I think didn't the town finish the road?

MR. LANDER: Isn't dedicated yet.

MR. EDSALL: It's my understanding that the town was in a situation where the road was defaulted on as far as construction, they called the bond and the town had a contractor complete the construction.

MR. LANDER: And the town had somebody complete the road.

MR. EDSALL: Yeah.

MR. LANDER: Did they have somebody check the road?

MR. EDSALL: I believe the work was done under the review of the highway superintendent.

MR. PETRO: This road has been dedicated Myra said.

MR. EDSALL: Phase 1 portion.

MR. LANDER: Well, there doesn't seem to be any crown in that road at all.

MR. EDSALL: In Phase 1?

MR. LANDER: Yeah, I was asked by the town to go out there and take a look at it and give my opinion and to me without taking an instrument up four inches of crown is a lot. Is the road 30 foot wide?

MR. EDSALL: Should be 30 foot wide, to my understanding how Skip Fayo required its construction but again might, it might be to our benefit to have Dan measure the existing conditions and look to match into those because it will be very difficult to change the road cross-section midstream.

MR. YANOSH: We did shoot, we shot cul-de-sac on the end, we did shoot the ends of it, the actual pavement.

MR. LANDER: He's just talking about--

MR. EDSALL: I'm looking for whether or not we have a 30 foot wide finished roadway with three foot shoulders or if we have 28. Again, I think we have to look to match, I think the answer, Mr. Chairman, is that it might be beneficial for Dan, myself and the highway superintendent to get together, go out there.

MR. PETRO: Resolve that.

MR. YANOSH: What it is this whole cul-de-sac is paved, we're just going to rip the rest of it out and blend in as we go.

MR. EDSALL: Right.

MR. STENT: Dan, there's no existing road there now and on page one we're going to continue now to the other phases, did you mention something about bonding before?

MR. YANOSH: Yes.

MR. STENT: Not bonded?

MR. YANOSH: Not bonded, we're going to build the road first, you know, after we get our final approval from the board here, there will be no bonding involved, maps will be filed and after the road is completed and accepted.

MR. EDSALL: Yes.

MR. YANOSH: That would be the way we'd go.

MR. STENT: You don't have to bond before they do the road.

MR. EDSALL: It is and they have the option to either bond or build the road and if they decide to build it, they need to have the plans completed, have them in the town's possession and have the bond amount for what they want to construct approved by the town board and they need to pay the fees for inspection then they start work. Once the work's completed or near complete, they can either bond it or dedicate it if

it's complete or they can bond the balance and then dedicate it.

MR. YANOSH: Just easier instead of putting up money for the bond.

MR. STENT: Here they had to call the bond on the other section, if you're going to build and bond it, the road could get halfway done.

MR. YANOSH: It's not a filed map, it's not a filed map.

MR. EDSALL: They are effectively proposing to build the road on a single lot because they are not allowed to file the map or subdivide it until the map's complete.

MR. KRIEGER: Was SEQRA closed out in Phase 1?

MR. EDSALL: I believe it was, I believe the entire project was reviewed at the preliminary stage as SEQRA was closed and we can verify.

MR. KRIEGER: If that is the case, you don't have to do it again.

MR. PETRO: My question to the attorney was should we do lead agency and SEQRA process also for the remaining phases, even though we did it for Phase 1 and it was approved?

MR. KRIEGER: No, Phase 1 was approved but SEQRA was done, I think for the whole project.

MR. EDSALL: That is my understanding and Myra and I can verify that but I'd proceed on that basis.

MR. KRIEGER: In which case, the answer is no, you don't have to do it.

MR. PETRO: Number ten, Mark, final step to resolve the final approval subdivision a procedure must be determined for recording an affidavit or other instrument to rescind the previous affidavit filed by

the town supervisor which indicated that Phase 2 and 3 had not yet received final approval. Clarify that.

MR. EDSALL: Problem was when the original plans were filed and the plans indicated that it was a Phase 1 approval but because it depicted all of the lots, the tax map department and the County Clerk's Office mistakenly filed it showing all three phases and when the town saw that, when the tax maps came back, then Supervisor George Green I believe was still under his supervisor term, he filed an affidavit saying that is not in fact the case, Phases 2 and 3 do not have approval.

MR. KRIEGER: Affidavit with whom?

MR. EDSALL: With the County Clerk's Office so that is--

MR. KRIEGER: It's a recorded instrument.

MR. EDSALL: Instrument with the filed maps, so we have got to put I think we should put something in there to make it clear that that is no longer the case and--

MR. KRIEGER: I would suggest a note on the map specifically referring to that and saying--

MR. EDSALL: Whatever, I would think Andy and Dan can come up with the right way of preventing any confusion.

MR. PETRO: Why don't you address that, Dan, when you come back.

MR. KRIEGER: I would suggest a note on the map that this is the, this supersedes that affidavit, this is approval for Phases 2 and 3, work it up and if you want me to look at the language prior to the next time just send it over, Dan, do you have my fax number?

MR. YANOSH: Nope.

MR. KRIEGER: 562-2407. My phone is 562-2333 so if you want to check the wording, get ahold of me.

MR. LANDER: Phase 3 on this project.

MR. YANOSH: No, just 1 and 2. It was Phase 1, 2 and 3 are now all as one.

MR. PETRO: Which will be addressed as Phase 2.

MR. KRIEGER: It won't be phases anymore, it's the whole shooting match.

MR. YANOSH: Right.

MR. PETRO: Fire approval on 7/9/96 and goes back to what I had suggested before in correspondence with Mark's number 5, you need to name the streets on the map, James Wilkenson Drive and Apple Court. We have sewer approval on 3/26/96 and nothing from highway.

MR. EDSALL: Myra, possibly you can send a copy of the plan or note to him if he's already gotten it indicating that the board would like he and I to get together with Dan out in the field just so he is aware.

MR. PETRO: There's about ten items on Mark's list, you have some other direction, anything else you want to touch on tonight?

MR. KRIEGER: I would like to touch on number 4. Where are you with respect to the agricultural information?

MR. YANOSH: He just got the list back to the assessors week and a half ago, ready to get mailed out, we'll probably bring them to Myra tomorrow.

MR. KRIEGER: That has to be done before the final approval.

MR. YANOSH: Is there a timeframe on that?

MR. KRIEGER: Before final approval.

MR. YANOSH: We'll bring them over tomorrow afternoon. Mark's comment number 7, need for public hearing, you had public hearing for preliminary approval on Phase 1 back then if something is needed for that, you know?

MR. PETRO: How many additional lots is the next phase?

MR. YANOSH: This is 13 new.

MR. PETRO: How many is in the preceding one?

MR. YANOSH: Ten.

MR. KRIEGER: Phase 1 was all the stuff along the road?

MR. YANOSH: Phase 1 all these along 207.

MR. EDSALL: Public hearing was held I believe for the total subdivision which includes these phases or these lots that are now proposed and the plan is identical in layout to that which was reviewed at the prior public hearing.

MR. PETRO: All members hear that?

MR. LANDER: What was that?

MR. PETRO: That the public hearing was held for the entire subdivision when it was held and this layout has not changed this is R-3 zone, correct, so what was the outcome of that public hearing? Do you have any recollection?

MR. YANOSH: Not really, no, I have minutes I don't think there was any major.

MR. EDSALL: Nothing substantial, there was a couple questions on drainage.

MR. LANDER: Drainage is always a question.

MR. EDSALL: Everywhere.

MR. PETRO: If nothing's changed and this is the exact plan shown at the public hearing, it would be not a good use of time to have another public hearing for the exact same application.

MR. LANDER: What was this, this was approved when, Mr.

Chairman?

MR. PETRO: 12, July, 1989.

MR. EDSALL: Possibly you can discuss my comment number 2. In looking at the minutes, there was quite a bit of discussion about what additional information you would or would not want on this plan and I'm suggesting under comment 2 that Dan include a very obvious and clear note indicating that there's a lot more detail relative to the subdivision but it's on the Kartiganer plans and reference those since I believe that entire set is already filed.

MR. YANOSH: Note number 2 says all notes pertain to the submitted plan.

MR. PETRO: Back to the public hearing.

MR. LANDER: I think we should have one.

MR. PETRO: If you feel there's enough.

MR. LANDER: Seeing it was back in '89.

MR. LUCAS: What has changed in that area?

MR. LANDER: People, I don't know, people, that is the only thing I can think of.

MR. PETRO: You know who you'll have new, what Ron is saying you're going to have the ten new homes that did not have the opportunity to go to the public hearing at that time.

MR. LANDER: Well--

MR. KRIEGER: Ten homes of Phase 1.

MR. PETRO: Yes, who are now across from, maybe we should afford them the opportunity to review the plans.

MR. LANDER: I think so but I'm only one member.

MR. PETRO: Any other comments?

MR. STENT: I don't think it's necessary.

MR. PETRO: Well, it's not necessary because you have reviewed it, it is the plan everybody in the area's reviewed, nothing's changed, it is necessary because you have ten new homes of Phase 1 and it's seven years ago, so there's your 50-50.

MR. YANOSH: Seven homes altogether, there's nobody here or there so.

MR. LEONE: Six homes.

MR. EDSALL: You could wonder if the people who bought the lots in a subdivision already know what the layout is because they bought it from that subdivision.

MR. YANOSH: I talked to a lady up the road and she said oh good, I'm going to have neighbors.

MR. LANDER: I'd rather see that nobody comes to the public hearing. There's nothing to be said, then after it's all said and done, well why wasn't I notified, why didn't we have a public hearing.

MR. LUCAS: Would there be any reason why all those people that are in those homes would not know that that would be subdivided?

MR. LANDER: I have no knowledge of that.

MR. LUCAS: When they bought the lots, would they be given a site plan?

MR. YANOSH: With the old developer, I have no idea, they've got to see a subdivision, come in with a cul-de-sac on the end, you're a hundred percent right, some people wouldn't even know what's going on.

MR. LANDER: Could of, would of, should of.

MR. YANOSH: You're talking about a public hearing that would be what, next month?

MR. PETRO: It would coincide with another meeting so it won't hold you up as far as an extra meeting, it would coincide with the meeting and it's same, simple as that, basically you'll have to send out the letters, it's no longer certified, mail them out.

MR. YANOSH: Just regular mail.

MR. PETRO: Yes, but it has to be before a notary public and it's not a big thing but it would afford the people the opportunity.

MR. STENT: Come back with the corrections and we'll do it all then.

MR. LUCAS: Are we asking him now or make a motion?

MR. YANOSH: If you would.

MR. PETRO: Is there any other discussion because I'm 50-50, Ron wants it and Ed doesn't. Mike, Carmen, you haven't said anything.

MR. DUBALDI: I think we should have a public hearing.

MR. PETRO: So I think between Carmen, Ron, myself 50-50, why don't we make a motion.

MR. LANDER: Make a motion we set a public hearing.

MR. DUBALDI: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board set up a public hearing for the Rock Tavern Greens major subdivision on Route 207. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	NO
MR. PETRO	AYE

MR. PETRO: You need to get the agricultural information, DOT, DEC, you have got things to do.

MR. YANOSH: Paperwork is with DEC, you can't get nothing from DOT, you can call Bill Elgie, I talked to him the other day about this, he had no problem by word of mouth again it's just he's saying yes the permit is valid. I don't think he is going to give me a letter, DEC permit approval, just a continuation of the old permit.

MR. EDSALL: Do you have a copy of the DOT permit?

MR. YANOSH: No, I don't have that with me, no.

MR. PETRO: Dan, the public hearing is not going to hold you up, that is going to be long done and you're working on things to get that set up, not for next meeting, meeting after, it will be first meeting in August.

MS. MYSON: Get your list first. I can't give you a date until you get the list.

MR. PETRO: Anything else you want to go over?

MR. EDSALL: I just want to clarify on the DOT so we don't screw Dan up and have him set another hurdle four weeks from now. I'm just wondering, I don't believe DOT word work permits are transferable from one person to another so you need a new permit.

MR. YANOSH: That is something that you get as Ralph's contractor will go out to DOT.

MR. EDSALL: If you don't have the permit but we know the approval's still valid, just make it a condition of any approval in the future that they must obtain a permit before doing any work. I don't want to see DOT get upset with us as they have on several occasions in the past when they think we're letting people work without permits.

MR. STENT: They have to get a permit to do the road cut and everything.

MR. EDSALL: We know that but there have been people that have proceeded without one and DOT gets upset with us.

MR. LUCAS: Can they do land clearing?

MR. EDSALL: I don't believe so, well, they could access off the existing road but they couldn't get a work curb cut.

MR. LANDER: DOT has told us not to stamp the plan unless we have the permit in hand because like you just stated, we have gone ahead, gave them the approval, they didn't have it so we let them go ahead anyway. They'll get it subject to and never get it and state comes out and yells at us, what did you stamp the plan for. Well, there you go.

MR. YANOSH: If I get a letter from Bill Elgie saying the old permit is still valid.

MR. LANDER: You have to get a new one, Mr. Leone has to sign it, I have no problem with that.

MR. PETRO: One other thing before you leave, I don't see anything with landscaping anywhere.

MR. YANOSH: The old original plan I made copies everything is on there, all the details and drainage.

MR. PETRO: Is that a problem to put it with your plan next time you come in?

MR. YANOSH: What are you looking for as landscaping?

MR. PETRO: Whatever you have on the other plan something to look at.

MR. LUCAS: For the entrance.

MR. PETRO: How about drainage, everything is on the original plan, we just keep going back to that.

MR. YAHOSH: Yeah, as I say--

July 10, 1996

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MR. EDSALL: You're going to get us copies, we have all the copies now.

MR. YANOSH: I made 14 sets, yes. How many sets do you need?

MR. YANOSH: We have the plans for the county and town and reproduce them.

MR. PETRO: Anything else?

MR. STENT: No.

MR. PETRO: Just some of the items cleared up on Mark's comments.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
JAMES M. FARR, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
507 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

REVIEW NAME: ROCK TAVERN GREENS MAJOR SUBDIVISION
PROJECT LOCATION: OFF NYS ROUTE 207
SECTION 51-BLOCK 3-LOT 18.1
PROJECT NUMBER: 96-10
DATE: 10 JULY 1996
DESCRIPTION: THE PROJECT INVOLVES THE FURTHER SUBDIVISION OF
THE ROCK TAVERN GREEN SUBDIVISION. THE
APPLICATION WAS PREVIOUSLY REVIEWED AT THE 27
MARCH 1996 PLANNING BOARD MEETING.

1. Phase I of this subdivision received final approval from the Planning Board on 12 July 1989. It is my understanding that the preliminary approval remains in effect and the Applicant is seeking final subdivision approval for the balance of the property, in accordance with the preliminary subdivision plat.
2. At the above referenced Planning Board meeting, much discussion ensued as to additional information which should be added to this plan. Requests for depiction of existing houses, contours, etc., were made although I am not clear if this was the final agreement between the Board and the Applicant. The Board should keep in mind that more detailed plans were originally prepared by Kartiganer Associates for this subdivision (see comment #3).

To cross-reference these plans with this subdivision plan by Dan Yanish, a note should be added to the Yanish plan indicating that all the detailed requirements as referenced on the Kartiganer plans remain in full force and effect, with the exception of those items specifically modified by the Yanish plan.

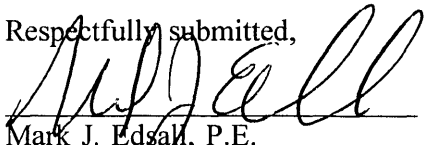
3. The Applicant agreed to obtain copies of the Phase I approved plans, bearing the Town stamp of approval, and preliminary plans, and submit same to the Planning Board. I am unaware as to whether these additional record copies of the Kartiganer plans were submitted.

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS
PAGE 2**

REVIEW NAME: ROCK TAVERN GREENS MAJOR SUBDIVISION
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PROJECT NUMBER: 96-10
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4. The Planning Board Attorney requested that the Applicant submit the appropriate agricultural review forms for the project. I am unaware if these have been submitted.
5. The Applicant was to coordinate the 911 numbering with the Fire Inspector. I am unaware as to whether this occurred.
6. The Applicant was to obtain renewal permits from the NYSDOT and the NYSDEC. As well, a SPDES Permit for construction related activities was to be obtained. I am unaware of the status of these items.
7. The Planning Board discussed the possible need for a Public Hearing relative to Phase II and III approval. I am not clear as to whether this was tabled or waived.
8. The plan has been revised to provide a different roadway cross-section. This detail appears inconsistent with previous discussions and the intent to make same consistent with the Phase I roadway. It is my understanding that the paved roadway width should be 30', with stabilized shoulders to match the existing shoulder width. I am unaware of swales having been constructed on Phase I. The road cross-section should be reconsidered and an acceptance of the road cross-section should be obtained from the Highway Superintendent.
9. Once the details of the plans are resolved, the Applicant will be required to submit a Public Improvement Bond Estimate for the balance of the work. The Bond Estimate must be approved by the Town Board, with the associated fee paid to the Town.
10. As a final step to resolve the final approval of this subdivision, a procedure must be determined for recording an Affidavit or other instrument to rescind the previous Affidavit filed by the Town Supervisor, which indicated that Phase II and III had not yet received final approval.

Respectfully submitted,


Mark J. Edsall, P.E.

Planning Board Engineer

MJEmk

A:ROCK2.mk

RESULTS OF P.B. MEETING

DATE: March 27, 1996

PROJECT NAME: Rock Tavern Greens Sub PROJECT NUMBER 96-10

* * * * *

LEAD AGENCY:

* NEGATIVE DEC:

M) S) VOTE: A N

* M) S) VOTE: A N

CARRIED: YES NO

* CARRIED: YES: NO

* * * * *

PUBLIC HEARING: M) S) VOTE: A N

WAIVED: YES NO

SEND TO OR. CO. PLANNING: M) S) VOTE: A N YES NO

SEND TO DEPT. OF TRANSPORT: M) S) VOTE: A N YES NO

DISAPP: REFER TO Z.B.A.: M) S) VOTE: A N YES NO

RETURN TO WORK SHOP: YES NO

APPROVAL:

M) S) VOTE: A N APPROVED:

M) S) VOTE: A N APPR. CONDITIONALLY:

NEED NEW PLANS: YES NO

DISCUSSION/APPROVAL CONDITIONS:

Put existing homes on plan
Pull out of 88-2 for this file - get full set of
Agricultural notices Copies for this file
D.O.T. permit - wetlands permit - SPDES

March 27, 96

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ROCK TAVERN GREENS PHASE II & III (96-10) ROUTE 207

Mr. Daniel Yanosh appeared before the board for this proposal.

MR. YANOSH: This is Rock Tavern Greens subdivision that was before the board back in early 1990, I guess.

MR. LANDER: Part of this is already in, right?

MR. YANOSH: Right. Problem is it was approved section one for Phase 1 was approved by the planning board in April of 1990 and was filed in the Orange County Clerk's Office. It was never stamped as Phase 1 approval, the whole map, every lot got approved at that time but I'm sorry, the planning board only approved Phase 1. When it was filed, tax map department took it and gave lot numbers to all the lots. Subsequent to that, the supervisor, Mr. Meyers, sent a letter to the tax map department and again, they reassigned the lot numbers for these right through here. I had gone through the planning stage all the way to final approval and again for phasing purposes, probably back at that time, the developer only intended to construct this portion of the road up to here, that was the intent at the time it was approved, map was filed, he went and started to build and the town pulled his bond I think, right? Mark probably knows the history more than I do. The town finished the road and there are a couple houses on the road right now.

MR. PETRO: Dan, why did the planning board declare negative dec and how did it proceed afterwards?

MR. YANOSH: This is something before my time.

MR. EDSALL: It came in as an obviously a major subdivision, it was in three phases. The board had given preliminary approval and as part of that total review of the lots, the board declared a negative dec. Normally, whenever a phased project, they seek final approval in phases and effectively they received Phase 1 approval final approval and during the construction end, they defaulted, the town finished the road and Phases 2 and 3 never received nor did they come back

until this point with a new owner. They have not come back to obtain final approval so nothing has gone out of sequence. The only error that was made when Phase 1 was filed mistakenly the county took that as being approval for all the phases.

MR. PETRO: Also Dan show me you said some homes had been built? Why don't we put them on the map?

MR. YANOSH: I can do that, okay.

MR. LUCAS: Where is the tavern on the location plan?

MR. BABCOCK: That is way before this. This is just before the post office.

MR. LANDER: Which lot is the barn on here?

MR. YANOSH: Barn is on, I have the original one here, barn is on lot number 1.

MR. PETRO: Why can't we show either the homes that are built or barn so we know?

MR. LUCAS: Is there access from the--

MR. YANOSH: This road is built from two all the way into the cul-de-sac right here.

MR. LUCAS: There is a road accessing to the barn from this road.

MR. YANOSH: I don't think so, no, there's a house on this lot right now and this is part of his lot.

MR. PETRO: You're going to show us the homes or any structures on the lots that are existing and I think if you can get the information, you should show the well locations and the sanitary locations.

MR. EDSALL: Just a clarification, when this received approvals, there was a set of plans generated that were 13 sheets. All Dan is doing is effectively creating a new cover sheet that will be used for refiling to get the remaining lots approved.

MR. PETRO: The remaining being how many?

MR. EDSALL: Thirteen of the total 23, his note refers back to the 13 or more sheets that were approved by the health department by this board. So it's not as if he's not and purely not providing you with information, the point being he's relying upon that so what you might want to do is to have Myra pull out a set of these drawings.

MR. YANOSH: I have a set in the truck.

MR. EDSALL: Shows the barn.

MR. BABCOCK: It shows houses, proposed house locations.

MR. YANOSH: It's shows everything, the 13 sheets shows everything.

MR. PETRO: How many of the 13 lots have not been built on?

MR. YANOSH: Four of them aren't built on right now.

MR. PETRO: You're looking to build four more homes on there?

MR. YANOSH: Plus Section 2 and 3.

MR. BABCOCK: They can build four more homes tomorrow morning, Jim, Phase 1 is approved.

MR. STENT: And they had preliminary approval on the final two, final two phases, correct?

MR. BABCOCK: Correct.

MR. LUCAS: Just asking for final approval.

MR. YANOSH: The problem with me doing a new map showing houses, wells, septic is the problem of communication from one to the other. If somebody is building a house on lot number 7, he has the one map,

he doesn't look at the previously filed subdivision 13 sheets like Mark was saying, there's confusion if somebody misses something down the road with septic details and the rest of it, this way the official plans are the 13 sheets filed back in 1990.

MR. PETRO: You're here for Phase 2 and 3 and going to do that under one application, not phasing it?

MR. YANOSH: Correct.

MR. PETRO: Now just Phase 2 then basically?

MR. YANOSH: Right.

MR. STENT: Based on the preliminary approvals.

MR. BABCOCK: It would make more sense when you're looking at this map when you go back to that map that is not going to get changed so it says phase 1, 2 and 3.

MR. PETRO: Basically one more phase.

MR. EDSALL: He'd just come back in the two phases.

MR. BABCOCK: Can we ask the applicant to supply us, we're going to need those at least a few of these copies to put in this file, is this a problem, Dan, I know that you probably didn't prepare that.

MR. YANOSH: I tried to get ahold of Kartiganer who prepared the map, I talked to the girl who did the engineering on it, they were checking to see if they still had the originals someplace.

MR. BABCOCK: Town Clerk would have the originals or the mylars.

MR. YANOSH: I have a set that was made from the clerk's office.

MR. PETRO: He's got to get them from Kartiganer.

MR. YANOSH: If it's possible.

MR. PETRO: How many copies do you have?

MR. YANOSH: I just have one set right now.

MR. BABCOCK: We're going to need some of these on file in this file if we can.

MR. PETRO: Excuse me, could you state your name?

MR. ALAN LIPPMAN: Alan Lippman.

MR. PETRO: You are?

MR. LIPPMAN: I'm an attorney in Goshen, New York. I represent the applicant. You must have copies of this large set of plans in the first file and I'm wondering--

MR. BABCOCK: I don't think we have copies, we don't retain, well, I'm not sure how, I'm not saying we do or we don't. If we do, that's not a problem.

MS. MASON: We have like in that file we probably have one complete set stamped. We can't take from that file to put it into another one.

MR. LIPPMAN: No, I don't think you should but maybe you could just mark in your file to reference the old file.

MR. BABCOCK: I think what we should do is try to get the plan. If we can't, then we'll discuss that.

MR. LIPPMAN: It's going to be very very costly to get the plans.

MS. MASON: Can't we just get a copy from P & P of the original set?

MR. BABCOCK: Mr. Chairman, I don't know that we can do that. What we'd have to do is check with the town clerk if she has no problem referencing another plan.

MR. PETRO: How is it going to help us if there's only

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(MKS) 154 1544 A

MR. EDSALL: Normally, how our office handles this when you run into a problem where you only have a print, Dan, to take it to P & P and have a reproduction made which would be a, which would show the town stamp on

it, he would provide you with prints with the town approval.

MR. PETRO: I'm looking for something to look at.

MR. LIPPMAN: Can we make arrangements to get a set?

MR. EDSALL: You'll want to get the stamped approved set.

MR. LIPPMAN: At the town clerk's office.

MR. BABCOCK: That is correct.

MR. EDSALL: Dan and I can coordinate that.

MR. PETRO: Give us something to look at. Anything else outstanding?

MR. EDSALL: Well, I just, my comments are not long because there's problems because I was, I was trying to update you on the status of several items. Comment 2A I'm just telling you what you know from discussions that Kartiganer's plans go through all the detailing. Comment 2B I'm letting you know that I did call the health department to verify so it is in the record. Their approval remains valid, there's no time expiration for it so their approval still is good. SEQRA I believe that the board may care to just to protect the applicant's position and yours, if there is nothing that is changed and you're approving the same plans for Phases 2 and 3, you may want to just for the record acknowledge that there is no reason to reopen SEQRA and that the determination made by the board back in 1988 would remain valid. So that is something that if you don't feel like doing that tonight, you should do that somewhere along the line.

MR. PETRO: Another little under description in the front Mark, I don't know, maybe the application involves subdivision of Phase 1 and Phase 2, I believe it is incorrect?

MR. EDSALL: That is incorrect, it's 2 and 3.

MR. PETRO: That should be corrected and also can you put the number of lots that we're going to be looking at? Again, there's 23 total so there's ten lots.

MR. EDSALL: I'll have Dan add that.

MR. PETRO: You can get a building permit tomorrow.

MR. EDSALL: Thirteen lots are involved in the Phases 2 and 3. Moving along, you should determine for any reason you believe there's the need for a public hearing, there was one held, I'm not saying you should have one or shouldn't have one but I think somewhere along the line, we should indicate whether or not anything's changed.

MR. PETRO: There was never one held for final, just preliminary.

MR. EDSALL: Correct, it's not mandatory, that is something you can decide if you think there's any reason to have it. I'm just doing this to get all of these issues in the record. Since it's been six years, there are some permits they are going to have to update. I just want to let them know about that. The big issue as far as the town update is the road spec, we're going to have to work out a deal with them as to what exactly is going to be required for the balance of the roadways. I would suggest that this detail be added to this plan and a note be added that the details supersede any other ones that may have been on the previous plan so we can work that out.

MR. PETRO: The 911 procedure.

MR. EDSALL: 911 may have already been started, they can finish that.

MR. PETRO: Obviously, they are numbered.

MR. EDSALL: Right.

MR. PETRO: I would suggest if 911 hasn't commenced, that you certainly would keep these numbers being it's already filed.

MR. EDSALL: So they can work that out and last but not least, well, almost last, public improvement bond we have to go over which we're aware of and last on my list, I would suggest that the attorney start discussing with the town attorney about recording some type of instrument at least make clear that the previous document is no longer valid because once you approve this subdivision, the last statement that says the lots were erroneously approved or recorded as approved is no longer true and I would hate to have any conflict, just make it clear that it has been subsequently properly approved and I think the lawyers can work that out. As you can see it's all procedural.

MR. PETRO: Should we take lead agency again for the final?

MR. EDSALL: I don't believe you have to.

MR. PETRO: It's been a long time, does it hurt to take lead agency twice?

MR. KRIEGER: No. Once you do that, then you have to go through the procedure and what Mark is suggesting and I agree with is if there's a finding by the board that nothing has changed, then there's no need to go through the procedure. But there is a need to put that on the record that you considered it and I would suggest that before you take, decide to take lead agency, the first thing you ought to do is consider whether or not that trip is necessary.

MR. PETRO: So, we'll table that until we see them again gentlemen. Anything else?

MR. LUCAS: There's no change in the lot.

MR. YANOSH: The lot numbers that are on here now are on the subdivision, same number, we left them the same so no difference in numbers.

MR. PETRO: We'll set you up for another meeting, get something that we can review.

MR. YANOSH: How many are you going to require?

MR. PETRO: Five, maybe one for Mark or six actually you need four, we need four.

MR. KRIEGER: If I may, one of the things that has changed between then and now is the requirement, state requirements for properties located in an agricultural district and it is necessary that you, that the applicant talk with Myra and get straight those procedures because they are now going to be required.

MR. YANOSH: We're ready to do that, we went to the assessor already but didn't want to do it until she got direction from Myra.

MR. PETRO: The other item maybe Andy just said it and I wasn't paying attention, was the storm water management plan, anything over five acres.

MR. EDSALL: That is listed in my comment 2E, which tells them that they have several permits they have to update, one being I'm sure they are going to need to update DOT highway access permit, you got wetlands permit which I don't know if that is affected in Phases 2 or 3 but you should verify and you have got the other one, Jim you mentioned SPEDES for construction related so you have got a little work to do.

MR. YANOSH: A lot of things I have to go through the file. Did you pull the old file by any chance?

MS. MASON: No, not yet.

MR. BABCOCK: That file would be in the town clerk's office.

MS. MASON: Yes.

MR. BABCOCK: That file is at the town clerk's office, anything that gets approved gets shifted over there.

MR. PETRO: Thank you.

96-10
RECEIVED 1996

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MAJOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 100.00 (1)

ESCROW:

RESIDENTIAL:

4 LOTS @ 150.00 (FIRST 4 LOTS).....\$ 600.00
9 LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ 675.00

COMMERCIAL:

____ LOTS @ 400.00 (FIRST 4 LOTS).....\$ _____
____ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ _____

TOTAL ESCROW DUE....\$ 1275.00 (2)

APPROVAL FEES MAJOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 100.00
PRELIMINARY PLAT APPROVAL (150.00 OR 15.00/LOT).....\$ _____
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ _____
FINAL PLAT SECTION FEE.....\$ 100.00
BULK LAND TRANSFER...(\$100.00).....\$ _____

TOTAL SUBDIVISION APPROVAL FEES.....\$ _____

RECREATION FEES:

____ LOTS @ \$ 500.00 PER LOT.....\$ _____

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ _____
PLANNING BOARD ATTORNEY FEES.....\$ _____
MINUTES OF MEETINGS.....\$ _____
OTHER.....\$ _____

PERFORMANCE BOND AMOUNT.....\$ _____

4% OF ABOVE AMOUNT.....\$ _____

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ _____

2% OF APPROVED COST ESTIMATE\$ _____

3541

THIS CHECK IS DELIVERED FOR PAYMENT ON THE FOLLOWING ACCOUNTS		
DATE	AMOUNT	
Rock Tavern Green	100.00	
TOTAL OF INVOICES		
LESS _____ % DISCOUNT		
LESS _____		
TOTAL DEDUCTIONS		
AMOUNT OF CHECK	100.00	

~~BARLEO HOMES INC.~~

ROUTE 32 PH. 914-928-2106
CENTRAL VALLEY, NY 10917

DATE March 18 1996 50-5971219

PAY
TO THE
ORDER OF

PAY TO THE ORDER OF Town of New Windsor \$ 100.00
One Hundred and 00/100 DOLLARS ☒

USB UNION STATE BANK
46 COLLEGE AVENUE
HAYLET, N.Y. 10954

46 COLLEGE AVENUE
HAULET NY 10954

||003541|| 1:0219059771: 475 72098 91

P. B. # 96-10 Escrow

3542


THIS CHECK IS DELIVERED FOR PAYMENT ON THE FOLLOWING ACCOUNTS		
DATE		AMOUNT
Rock Tavern		127500
Green		
TOTAL OF INVOICES		
LESS _____ % DISCOUNT		
LESS _____		
TOTAL DEDUCTIONS		
AMOUNT OF CHECK		127500

~~BARLEO HOMES INC.~~

ROUTE 32 PH. 914-928-2106
CENTRAL VALLEY, NY 10917

DATE March 18, 1996 50-59712'9

PAY
TO THE
ORDER OF

PAY TO THE ORDER OF Town of New Windsor \$ 1,275.00
One Thousand Two Hundred Seventy Five & 00/100 DOLLARS 

USB UNION STATE BANK
46 COLLEGE AVENUE
NANUETT, N.Y. 10854

46 COLLEGE AVENUE
HAYLETT NY 10954

003542 10219059771 475 72098 9



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96- 10 Rev 2

DATE PLAN RECEIVED: RECEIVED AUG 5 1996

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Rock Tavern Greens _____ has been

reviewed by me and is approved ☒

~~disapproved~~ _____.

~~If disapproved, please list reason~~

There is no town water in this
area.

HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE

INTER-OFFICE CORRESPONDENCE


TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 13 August 1996
SUBJECT: Rock Tavern Green

Planning Board Reference Number: PB-96-10
Dated: 5 August 1996
Fire Prevention Reference Number: FPS-96-041

A review of the above referenced subdivision plan was conducted on 12 August 1996.

This subdivision plan is acceptable.

Plans Dated: 5 August 1996 Revision 2



Robert F. Rodgers; C.C.A.

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

RECEIVED

AUG 07 1996

NEW WINDSOR PLANNING BOARD REVIEW FORM N.W. HIGHWAY DEPT.

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96 - 10 Rev 2

DATE PLAN RECEIVED: RECEIVED AUG 5 1996

The maps and plans for the Site Approval _____

Subdivision ✓ _____ as submitted by

_____ for the building or subdivision of

_____ has been

reviewed by me and is approved ✓ _____,

disapproved _____.

If disapproved, please list reason _____

[Signature] 8/17/96
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

RECEIVED

JUL 8 - 1996

N W HIGHWAY DEPT.

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96 - 10

DATE PLAN RECEIVED: RECEIVED JUN 28 1996

The maps and plans for the Site Approval _____
Subdivision ✓ _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ✓ _____,
disapproved _____.

If disapproved, please list reason _____

W. James Sullivan 7/9/96
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96-10

DATE PLAN RECEIVED: RECEIVED MAR 21 1996

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by _____
_____ for the building or subdivision of _____
ROCK TAVERN GREENS has been
reviewed by me and is approved _____,
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT _____ DATE _____

WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____

[Signature] 3-26-96

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 9 July 1996

SUBJECT: Rock Tavern Green Subdivision

Planning Board Reference Number: PB-96-10

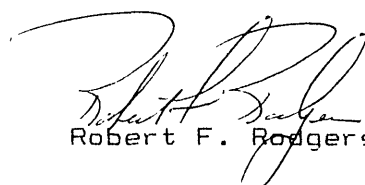
Dated: 28 June 1996

Fire Prevention Reference Number: FPS-96-036

A review of the above referenced subdivision plan was conducted on 9 July 1996. The street names previously selected are James Wilkinson Road as the main street running from Little Britain Road to Little Britain Road and the side street was named Apple Court. Please have street names added to the subdivision plan.

This subdivision plan is acceptable.

Plans Dated: 24 June 1996, Revision 1.



Robert F. Rodgers; C.C.A.

RFR/dh



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96 - 10

DATE PLAN RECEIVED: RECEIVED JUN 28 1996

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by

_____ for the building or subdivision of
Rock Taverna Greens has been
reviewed by me and is approved ☒
~~disapproved~~ _____.

If disapproved, please list reason _____

There is no town water in this area.

HIGHWAY SUPERINTENDENT DATE

Steve D. D. D. G. G. G. 7-9-96
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF NEW Windsor P/B # 96-10
WORK SESSION DATE: 19 June 96 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: Yes
PROJECT NAME: Rock Tavern Green
PROJECT STATUS: NEW _____ OLD _____
REPRESENTATIVE PRESENT: Dan Y. Ralph
MUNIC REPS PRESENT: BLDG INSP. ?
FIRE INSP. Bob
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- DEC F/w permit in River St Area - needs to be transferred
and then extended
- DOT need update re permit
- Will submit 38' + 1 1/2' on 12" base ← Mike talk
to Jim P.
- Bob 7 coord 9/11
- name - 101st #1 based on ...
- ④ 1st II + III of River now single phase w/ total #1 to 71

4MJ91 pbwsform

INTER-OFFICE CORRESPONDENCE

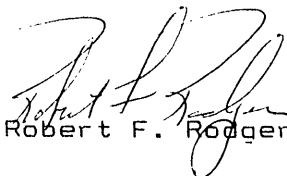
TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 28 March 1996
SUBJECT: Rock Tavern Green

Planning Board Reference Number: PB-96-10
Dated: 21 March 1996
Fire Prevention Reference Number: FPS-96-019

A review of the above referenced subdivision plan was conducted on 25 March 1996.

This subdivision plan is acceptable.

Plans Dated: 26 February 1996.


Robert F. Rodgers; C.C.A.

RFR/dh

Inter-Office Correspondence

Subject: Rock Town Sheds
To: Town Planning Board
From: Town Fire Inspector

Date:

Subject: Rock Town Sheds

Planning Board Reference Number: PB-56-10

Dated: 21 March 1996

Fire Prevention Reference Number: FP-56-_____

A review of the above referenced subdivision plan
was conducted on 25 March 1996.

The subdivision plan is acceptable.

Plans Dated: 24 February 1996

Robert L. Taylor, C.C.A.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96-10

DATE PLAN RECEIVED: RECEIVED MAR 21 1996

The maps and plans for the Site Approval _____
Subdivision ✓ _____ as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ✓ _____,
disapproved _____.

If disapproved, please list reason _____

W. James O'Leary 3/27/96
HIGHWAY SUPERINTENDENT DATE

WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER: 96 - 10

DATE PLAN RECEIVED: RECEIVED MAR 21 1996

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

_____ for the building or subdivision of

Rock Tavern Greens _____ has been

reviewed by me and is approved ☒ _____,

~~disapproved~~ _____.

~~If disapproved, please list reason~~ _____

There is no town water in this area.

HIGHWAY SUPERINTENDENT _____ DATE _____

Steve D. D. O. - CAMO - 3-22-96
WATER SUPERINTENDENT _____ DATE _____

SANITARY SUPERINTENDENT _____ DATE _____



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor

P/B # 98-10

WORK SESSION DATE: 6 DEC 95

APPLICANT RESUB.
REQUIRED: NO

REAPPEARANCE AT W/S REQUESTED: NO

PROJECT NAME: Rock Tavern

PROJECT STATUS: NEW X OLD _____

REPRESENTATIVE PRESENT: Dan V. Ralph Leone, Dick Lewis?

MUNIC REPS PRESENT: BLDG INSP. ice rink
FIRE INSP. X
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Disc only

- gen'l discussion re possible reactivation
of phase II and III

- road cross-section

- status of OCSOH approval phases II/III

4MJE91 pbwsform



McGOEY, HAUSER and EDSALL
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Millford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

111
TOWN/VILLAGE OF NEW WINDSOR P/B # 96 - 10
WORK SESSION DATE: 4 JAN 95 APPLICANT RESUB.
REQUIRED:
REAPPEARANCE AT W/S REQUESTED: _____
PROJECT NAME: Rock Tavern
PROJECT STATUS: NEW _____ OLD _____
REPRESENTATIVE PRESENT: Dick Lewis; Frank Buncie
MUNIC REPS PRESENT: BLDG INSP. ?
FIRE INSP. x
ENGINEER x
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

+ Fish Lease has xerox copies of
+ disc pending zoning & road spec changes (3-4 mos)
+ Q- overall-OCDDH app'l +
+ State vs Fed wetlands +
+ road issue -
+ status of what is dedicated -
- possible finish loop road as part of Phase 2

4MJ91 pbwsform



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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- ☐ Branch Office
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Milford, Pennsylvania 18337
(717) 296-2765

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

96 - 10

TOWN/VILLAGE OF New Windsor P/B # 882
WORK SESSION DATE: 19 Oct '94 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: P/B ?
PROJECT NAME: Rock Tavern Green
PROJECT STATUS: NEW _____ OLD X
REPRESENTATIVE PRESENT: Vince Duce / Neil Wilson / Rich. Cerny / Rich. Lewis
MUNIC REPS PRESENT: BLDG INSP. _____
FIRE INSP. _____
ENGINEER X _____
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Phase 2 & 3 need P/B action
Need cost est Ph 2 & 3 to Myra
disc subdiv
in general
review records

4MJE91 pbwsform



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

RECEIVED MAR 21 1996
96-10
"XX"

APPLICATION TO:
TOWN OF NEW WINDSOR PLANNING BOARD

17 TYPE OF APPLICATION (check appropriate item):

Subdivision XXX Lot Line Chg. Site Plan Spec. Permit

- RE-SUBDIVISION OF PHASE II & PHASE III of the
ROCK TAVERN GREENS SUBDIVISION
1. Name of Project RE-SUBDIVISION OF PHASE II & PHASE III of the
ROCK TAVERN GREENS SUBDIVISION
 2. Name of Applicant XXXXXXXXXX BARLEO HOMES INC. Phone 928-2106
Address P.O. Box 141 Central Valley, New York 10917
(Street No. & Name) (Post Office) (State) (zip)
 3. Owner of Record Jacoba Leyen Phone 496-4845
Address 30 Wilkinson Drive, Rock Tavern, New York 12571
(Street No. & Name) (Post Office) (State) (zip)
 4. Person Preparing Plan Daniel P. Yanosh L.L.S.
Address P.O. Box 320, Route 302, Circleville, New York 10919
(Street No. & Name) (Post Office) (State) (zip)
 5. Attorney Alan Lipman Phone 294-7944
Address One Harriman Square, Goshen, New York 10924
(Street No. & Name) (Post Office) (State) (zip)
 6. Person to be notified to represent applicant at Planning
Board Meeting Daniel P. Yanosh Phone 361-4700
(Name)
 7. Project Location: On the South side of N.Y.S. Route 207
2500 feet West of Beatie Road
(direction) (street)
 8. Project Data: Acreage of Parcel 37.77 Zone R-3,
School Dist. Washingtonville
 9. Is this property within an Agricultural District containing
a farm operation or within 500 feet of a farm operation
located in an Agricultural District? Y Yes N

If you answer "yes" to question 9, please complete the
attached Agricultural Data Statement.

10. Tax Map Designation: Section 51 Block 3 Lot 18.1

11. General Description of Project: Renewal of subdivision which was previously granted preliminary approval from the planning board, granted final approval for Phase I, and erroneously filed as an entire subdivision with all 3 phases included. We are now looking for final approval for Phase II and III.

12. Has the Zoning Board of Appeals granted any variances for this property? yes NO no.

13. Has a Special Permit previously been granted for this property? yes NO no.

ACKNOWLEDGEMENT:

If this acknowledgement is completed by anyone other than the property owner, a separate notarized statement from the owner must be submitted, authorizing this application.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application and supporting documents and drawings are true and accurate to the best of his/her knowledge and/or belief. The applicant further acknowledges responsibility to the Town for all fees and costs associated with the review of this application.

Sworn before me this

9TH day of MARCH 1996

[Signature]
Applicant's Signature

[Signature]
Notary Public

EDMUND T. CZERWONKA
Notary Public, State of New York
No. 4806281
Qualified in Orange County
My Commission Expires October 31, 1997

TOWN USE ONLY:

Date Application Received

96 - 10
Application Number

APPLICANT'S PROXY STATEMENT
(for professional representation)

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

BARLEO HOMES INC., deposes and says that he
(Applicant)
resides at P.O. Box 141, Central Valley, New York
(Applicant's Address)
in the County of Orange
and State of New York
and that he is the applicant for the RESUBDIVISION OF PHASE II & III OF THE
ROCK TAVERN GREENS SUBDIVISION

(Project Name and Description)

which is the premises described in the foregoing application and
that he has authorized Daniel P. Yanosh L.L.S.
(Professional Representative)

to make the foregoing application as described therein.

Date: 3/9/96

(Signature)
(Owner's Signature)

(Signature)
(Witness' Signature)

EDMUND T. CZEFWONKA
Notary Public, State of New York
No. 4001201
Qualified in (Orange) County
My Commission Expires 12/31, 1996

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

03/18/96 15:45

28914 294 7889

FABRICANT-LIPMAN

001/001

MAR-18-96 MON 15:28

BULL MORREALE JUDELSON

FAX NO. 9146952902

P. 02

96 - 10

RECEIVED MAR 21 1996

March 12, 1996

Town of New Windsor
555 Union Avenue
New Windsor, New York 12553

Re: Leyen Subdivision
Section 51, Block 3, Lots 12, 18.1, 20, 21 & 23

Gentlemen/Ladies:

I am the owner of the above-referenced premises. The above premises are currently the subject of a Contract of Sale with Barleo Homes, Inc. The Contract of Sale is contingent upon Barleo Homes, Inc. obtaining subdivision approval to divide lot 18.1 into 13 building lots.

I am writing to notify you that Barleo Home, Inc. and their representatives are authorized to proceed with said subdivision approval before the Town of New Windsor.

Please contact me if you have any questions regarding this matter.

Sincerely yours,

Jacoba Leyen

Jacoba Leyen
30 Wilkinson Drive
Rock Tavern, New York 12575

Post-it* Fax Note	7671	Date	3/18	# of pages	1
To	Ralph	From	Margaret		
Co./Dept.		Co.			
Phone #		Phone #			
Fax #	928-1221	Fax #			

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Ralph Leone	2. PROJECT NAME RESUBDIVISION OF PHASE II & III OF THE ROCK TAVERN GREENS SUBDIVISION
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) South side of N.Y.S. Route 207, 2,500 ft. west of Beattie Road	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: This subdivision was previously granted preliminary approval for all 3 Phases, Phase I was granted final approval, and filed in the Orange County Clerks Office erroneously as a complete Subdivision of all 3 Phases. Phase II and III never obtained final approval from the planning board. We are now applying for final approval of Phase II and III	
7. AMOUNT OF LAND AFFECTED: Initially <u>37.77</u> acres Ultimately <u>37.77</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: Farm land being developed in the area into single family home lots. Stewart Airport reserve area is the property on opposite site of N.Y.S. Route 207	
10. DOES ACTION INVOLVE A PERMIT APPROVAL OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals Preliminary approval from the Town of New Windsor Planning Board Final Approval from the Town of New Windsor Planning Board	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval Preliminary approval from the Town of New Windsor Planning Board	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Daniel P. Yanosh L.L.S.</u> Date: <u>2/29/96</u>	
Signature: <u>[Signature]</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

If Applicable "XX"

TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ✓ Environmental Assessment Statement
- *2. ✓ Proxy Statement
3. ✓ Application Fees
4. ✓ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ✓ Name and address of Applicant.
- *2. ✓ Name and address of Owner.
3. ✓ Subdivision name and location.
4. ✓ Tax Map Data (Section-Block-Lot).
5. ✓ Location Map at a scale of 1" = 2,000 ft.
6. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ✓ Date of plat preparation and/or date of any plat revisions.
9. ✓ Scale the plat is drawn to and North Arrow.
10. ✓ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. _____ Surveyor's certification.
12. ✓ Surveyor's seal and signature.

*If applicable.

13. ✓ Name of adjoining owners.
14. Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. Flood land boundaries.
16. A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. Final metes and bounds.
18. Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
19. Include existing or proposed easements.
20. Right-of-Way widths.
21. Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. Lot area (in square feet for each lot less than 2 acres).
23. Number the lots including residual lot.
24. Show any existing waterways.
- *25. A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

*If applicable.

29. _____ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. _____ Provide "septic" system design notes as required by the Town of New Windsor.
31. _____ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. _____ Indicate percentage and direction of grade.
33. _____ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. _____ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. _____ Indicate location of street or area lighting (if required).

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REFERRING TO QUESTION 9 ON THE APPLICATION FORM, "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. _____ Referral to Orange County Planning Dept. required for all applicants filing AD Statement.
37. _____ A Disclosure Statement, in the form set below must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors."

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By:  _____
Licensed Professional

Date: 3/18/96